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October 1, 2013

Board of Directors  
Housing Authority of the City of Evansville  
500 Court Street  
Evansville, IN 47708

We have reviewed the audit report prepared by McCauley, Nicolas & Company, LLC, Independent Public Accountants, for the period January 1, 2008 to December 31, 2008. In our opinion, the audit report was prepared in accordance with the guidelines established by the State Board of Accounts. Per the Independent Public Accountants' opinion, the financial statements included in the report present fairly the financial condition of the Housing Authority of the City of Evansville, as of December 31, 2008 and the results of its operations for the period then ended, on the basis of accounting described in the report.

The Independent Public Accountants' report is filed with this letter in our office as a matter of public record.

STATE BOARD OF ACCOUNTS

THE HOUSING AUTHORITY OF THE  
CITY OF EVANSVILLE, INDIANA  
Evansville, Indiana

REPORT ON AUDIT OF FINANCIAL STATEMENTS  
AND SUPPLEMENTARY INFORMATION

for the year ended December 31, 2008

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Independent Auditors' Report

Board of Commissioners  
The Housing Authority of  
the City of Evansville, Indiana  
Evansville, Indiana 47111

We have audited the accompanying financial statements the Housing Authority of the City of Evansville, Indiana (the "Authority") as of and for the year ended December 31, 2008, as listed in the table of contents. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Governmental Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the City of Evansville, Indiana as of December 31, 2008, and the changes in its net assets and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

The Management's Discussion and Analysis on pages 3 through 8 is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion on it.

Board of Commissioners  
The Housing Authority of  
the City of Evansville, Indiana  
Page 2

In accordance with *Government Auditing Standards*, we have also issued our report dated September 9, 2009 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and important for assessing the results of our audit.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements of Authority taken as a whole. The accompanying Schedule of Expenditures of Federal awards on page 24 is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations," and is also not a required part of the basic financial statements. Additionally, the accompanying Financial Data Schedule on pages 34 through 45 is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

As discussed in Note 14 to the financial statements, the 2008 financial statements, as previously issued, have been restated to correct a misstatement.

*McCauley, Nicolas & Company, LLC*

McCauley, Nicolas & Company, LLC  
Certified Public Accountants

Jeffersonville, Indiana

September 9, 2009, except for Note 14, as to which the date is December 9, 2009

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

**MANAGEMENT DISCUSSION AND ANALYSIS**  
Year ended December 31, 2008

The Housing Authority of the City of Evansville, Indiana (“the Authority”) management’s discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority’s financial activity, and (c) identify changes in the Authority’s net assets.

***Financial Highlights:***

- The Authority’s net assets increased by approximately \$289 Thousand during 2008. The increase in net assets is primarily due to an increase in capital assets purchased through the Capital Fund Program. Net assets were \$22.2 Million and \$21.9 Million at December 31, 2008 and 2007, respectively.
- Operating revenues increased by \$541 Thousand during 2008, and were approximately \$15.5 Million for 2008 and \$14.9 Million for 2007.
- The total operating expenses for Authority programs increased by \$243 Thousand. Total expenses were \$15.6 Million and \$15.3 Million for 2008 and 2007, respectively.

***Introduction – The Housing Authority of the City of Evansville, Indiana***

The Authority is a separate non-profit organization with a Board of Commissioners. The applicable jurisdictions appoint the Board of Commissioners. However, the Authority has complete legislative and administrative authority and it recruits and employs personnel. The Authority adopts a budget that is approved by the Board of Commissioners. Subsidies for operations are received primarily from HUD. The Authority has substantial legal Authority to control its affairs without local government approval; therefore, all operations of the Authority are a separate reporting entity as reflected in this report. The Authority has no other organizational units. The Authority is responsible for its debts and is entitled to surpluses. No separate agency receives a financial benefit nor imposes a financial burden on the Authority.

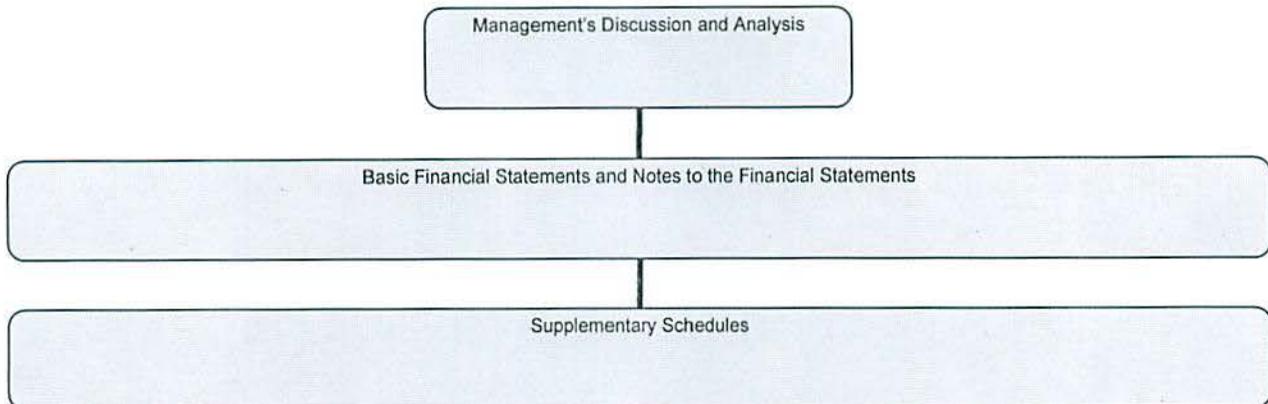
The Authority’s financial statements include the operations of funds that the Authority has established to achieve its purposes. The financial transactions of the Authority are recorded in the funds that consist of a separate set of self-balancing accounts that comprise its assets, liabilities, net assets, revenues and expenses, as appropriate. The Authority is a self-supporting entity and follows enterprise fund reporting.

This discussion and analysis is designed to assist the reader in focusing on significant financial issues and activities and to identify any significant changes in net assets of the Authority. Readers are encouraged to consider the information presented in conjunction with the financial statements as a whole, which follow this section.

The Authority’s financial statements consist of two parts – management’s discussion and analysis (this section) and the basic financial statements. The basic financial statements include the Authority-wide financial statements and notes to the financial statements.

THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA  
Evansville, Indiana

MANAGEMENT DISCUSSION AND ANALYSIS—Continued  
Year ended December 31, 2008



The basic financial statements include three required statements, which provide different views of the Authority. They are the *Statement of Net Assets*, the *Statement of Revenues, Expenses and Changes in Net Assets* and the *Statement of Cash Flows*. These statements provide current and long-term information about the Authority and its activities.

The *Statement of Net Assets* includes all assets and liabilities, both financial and capital, and short-term and long-term, using the accrual basis of accounting, which is similar to the accounting method used by most private-sector companies. Over time, changes in net assets may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

*Net Assets Invested in Capital Assets, Net of Related Debt:* This component of Net Assets consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

*Net Assets Restricted for Section 8:* Notice PIH 2006-3 and subsequent interpretive guidance issued by HUD requires all public housing agencies to report overdrawn Housing Choice Voucher funds as restricted net assets. These assets are restricted for use only in the Housing Choice Voucher programs.

*Unrestricted Net Assets:* Consists of Net Assets that do not meet the definition of "Net Assets Invested in Capital Assets, Net of Related Debt" or Net Assets Restricted for Housing Choice Voucher." Such assets have no restrictions as to their use.

All of the current year's revenues and expenses are accounted for in the *Statement of Revenues, Expenses, and Changes in Net Assets*. This statement measures the success of the Authority's operations over the past year and can be used to determine whether the Authority has successfully recovered all of its costs through externally funded programs, tenant rents and other revenue sources.

The primary purpose of the *Statement of Cash Flows* is to provide information about the Authority's cash receipts and cash payments during the accounting period. This statement reports cash transactions, including receipts, payments, and net changes resulting from operations, noncapital financing, capital financing, and investing activities.

The *Notes to Financial Statements* provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

MANAGEMENT DISCUSSION AND ANALYSIS—Continued  
Year ended December 31, 2008

In addition to the basic financial statements and accompanying notes, this report also presents both a statement of net assets and a statement of revenues, expenses and changes in net assets by program. These program statements are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Authority has many programs that are consolidated into a single enterprise fund. The programs consist of the following:

***Low Rent Public Housing Program***

Under the conventional Public Housing Program, the Authority rents units that it owns to low-income households. The conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the Authority to provide the housing at a rent that is based upon 30% of household income. The conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

***Central Office Cost Center***

Under the transition to Asset Management, the Central Office Cost Center (COCC) program was established by HUD. The COCC provides the Authority with centralized functions which includes administration, finance, purchasing, data processing and human resources. All the income and expenses to provide these functions are contained in this program.

***Housing Choice Voucher Program***

Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the participant's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease so that a family does not pay more than 40% of its adjusted monthly income towards rent and utilities.

***Other Programs***

In addition to the significant programs noted above, the Authority also maintains other programs. Currently, the Authority administers the following smaller programs:

- Business Activities
- HOME Buyers Program
- Youth Build Program
- Resident Opportunity and Supportive Services Program
- Disaster Voucher Program
- Disaster Housing Assistance

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

MANAGEMENT DISCUSSION AND ANALYSIS—Continued  
Year ended December 31, 2008

**Net Assets**

The following table is a condensed summary of net assets at December 31:

|                            | 2008                 | 2007                 |
|----------------------------|----------------------|----------------------|
| <b>Assets</b>              |                      |                      |
| Current assets             | \$ 8,202,762         | \$ 7,667,754         |
| Noncurrent assets          | 15,325,412           | 15,523,779           |
| <b>Total Assets</b>        | <b>\$ 23,528,174</b> | <b>\$ 23,191,533</b> |
| <b>Liabilities</b>         |                      |                      |
| Current liabilities        | \$ 1,106,673         | \$ 990,887           |
| Noncurrent liabilities     | 203,760              | 272,261              |
| <b>Total Liabilities</b>   | <b>\$ 1,310,433</b>  | <b>\$ 1,263,148</b>  |
| <b>Net Assets</b>          |                      |                      |
| Invested in capital assets | \$ 15,307,094        | \$ 15,509,158        |
| Unrestricted               | 4,825,035            | 4,240,593            |
| Restricted for Section 8   | 2,085,612            | 2,178,634            |
| <b>Total Net Assets</b>    | <b>\$ 22,217,741</b> | <b>\$ 21,928,385</b> |

**Major Factors Affecting the Statement of Net Assets**

For 2008, current assets increased \$535 Thousand. The increase occurred primarily in cash and investments, which rose from \$7.3 Million in 2007 to \$7.8 Million in 2008. The increase was driven by the Authority's 2008 receipt of \$208 Thousand of interest income and \$152 Thousand from the proceeds from the sale of fixed assets.

For 2007, current assets increased \$1.4 Million. The increase occurred primarily in cash and cash equivalents, which rose from \$2.2 Million in 2006 to \$4.7 Million. The investments decreased from \$3.7 Million in 2006 to \$2.6 Million. The increase was driven by the Authority's 2007 receipt of \$540 Thousand of Housing Choice Voucher reimbursements received prior to the related expenses being incurred.

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

MANAGEMENT DISCUSSION AND ANALYSIS—Continued  
Year ended December 31, 2008

**Revenues, Expenses and Changes in Net Assets**

The following table is a condensed summary of revenue, expenses and changes in net assets for the years ended December 31, 2008 and 2007.

|                                    | 2008         | 2007         |
|------------------------------------|--------------|--------------|
| <b>Revenues</b>                    |              |              |
| Tenant rent                        | \$ 2,161,974 | \$ 2,121,864 |
| HUD grants                         | 12,760,254   | 12,673,843   |
| Other revenue                      | 562,735      | 141,149      |
| <b>Total Operating Revenues</b>    | 15,484,963   | 14,936,856   |
| <b>Expenses</b>                    |              |              |
| Administrative expenses            | 2,788,518    | 2,670,784    |
| Tenant services                    | 103,062      | 89,067       |
| Utilities                          | 996,057      | 1,028,823    |
| Ordinary maintenance and operation | 1,983,269    | 1,414,166    |
| Protective services                | 74,564       | -            |
| Insurance premiums                 | 159,332      | 208,940      |
| Other general expenses             | 174,875      | 254,499      |
| Housing assistance payments        | 8,053,834    | 8,508,447    |
| Depreciation                       | 1,250,899    | 1,167,101    |
| <b>Total Operating Expenses</b>    | 15,584,410   | 15,341,827   |
| <b>Operating Loss</b>              | (99,447)     | (404,971)    |
| Nonoperating revenue               | 388,803      | 2,083,846    |
| <b>Change in Net Assets</b>        | \$ 289,356   | \$ 1,678,875 |

**Major Factors Affecting the Statement of Revenue, Expenses and Changes in Net Assets**

During 2008, the Authority's operating loss was \$100 Thousand, which included \$1.3 Million in non-cash depreciation expense. Nonoperating revenue, which decreased by \$1.7 Million consisted primarily of capital subsidies received from HUD which are used for construction of capital assets and operations.

During 2007, the Authority's operating loss was \$405 Thousand, which included \$1.2 Million in non-cash depreciation expense. Nonoperating revenue, which increased by \$2.1 Million consisted primarily of capital subsidies received from HUD which are used for construction of capital assets and operations.

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

MANAGEMENT DISCUSSION AND ANALYSIS—Continued  
Year ended December 31, 2008

**Capital Assets**

As of December 31, 2008, the Authority had \$15.3 million invested in a variety of capital assets as reflected in the following table.

|                          | <u>2008</u>          | <u>2007</u>          |
|--------------------------|----------------------|----------------------|
| Land                     | \$ 1,335,642         | \$ 1,335,642         |
| Buildings                | 38,566,942           | 37,669,376           |
| Furniture and Equipment  | 1,974,429            | 1,681,246            |
| Construction in Progress | 65,333               | 348,365              |
| Accumulated Depreciation | <u>(26,635,252)</u>  | <u>(25,525,471)</u>  |
| Net Capital Assets       | <u>\$ 15,307,094</u> | <u>\$ 15,509,158</u> |

In 2008, the Authority made capital expenditures of \$1.9 Million while recognizing depreciation expense of \$1.3 Million.

In 2007, the Authority made capital expenditures of \$1.9 Million while recognizing depreciation expense of \$1.2 Million.

**Debt Administration**

At the end of the current fiscal year, the Authority had \$83,062 in outstanding debt compared to \$202,909 at December 31, 2007. The debt is a result of securing funds for normal course of business.

**Requests of Information**

This financial report is designed to provide a general overview of the Authority's finances and resources. Questions concerning any of this information should be addressed to The Housing Authority of the City of Evansville, Indiana, 500 Court Street, Evansville, Indiana, 47708.

THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA  
Evansville, Indiana

STATEMENT OF NET ASSETS - PROPRIETARY FUND  
December 31, 2008

**ASSETS**

**CURRENT ASSETS**

|   |    |              |
|---|----|--------------|
| Cash                                      | \$ | 2,602,092    |
| Cash - tenant security deposits           |    | 111,538      |
| Cash - tenant escrow accounts             |    | 373,561      |
| Investments                               |    | 4,690,319    |
| Accounts receivable - HUD                 |    | 378,508      |
| Accounts receivable - tenants, net        |    | 5,360        |
| Accrued interest receivable               |    | 16,281       |
| Notes receivable - current portion        |    | 6,454        |
| Inventory                                 |    | 10,350       |
| Prepaid expenses and other current assets |    | <u>8,299</u> |

**TOTAL CURRENT ASSETS** 8,202,762

**PROPERTY AND EQUIPMENT**

|   |  |                     |
|---|--|---------------------|
| Land  |  | 1,335,642           |
| Buildings   |  | 38,566,942          |
| Furniture, equipment and machinery - dwellings      |  | 781,463             |
| Furniture, equipment and machinery - administrative |  | 1,192,966           |
| Construction in progress                            |  | <u>65,333</u>       |
|   |  | 41,942,346          |
| Less accumulated depreciation                       |  | <u>(26,635,252)</u> |
| Property and equipment, net                         |  | <u>15,307,094</u>   |

**NONCURRENT ASSETS**

|  |  |               |
|--|--|---------------|
| Notes receivable, net of current portion |  | <u>18,318</u> |
|--|--|---------------|

**TOTAL ASSETS** \$ 23,528,174

**LIABILITIES AND NET ASSETS**

**CURRENT LIABILITIES**

|                                     |    |               |
|-------------------------------------|----|---------------|
| Short term borrowings               | \$ | 83,062        |
| Accounts payable                    |    | 438,706       |
| Accounts payable - HUD              |    | 29,163        |
| Accounts payable - other government |    | 99,694        |
| Tenant security deposits            |    | 104,233       |
| Deferred revenue                    |    | 9,485         |
| Accrued compensated absences        |    | 155,777       |
| Accrued wages and payroll taxes     |    | 111,501       |
| Accrued expenses                    |    | 37,296        |
| Other current liabilities           |    | <u>37,756</u> |

**TOTAL CURRENT LIABILITIES** 1,106,673

**NONCURRENT LIABILITIES**

|                              |  |                |
|------------------------------|--|----------------|
| Other noncurrent liabilities |  | <u>203,760</u> |
|------------------------------|--|----------------|

**TOTAL LIABILITIES** 1,310,433

**NET ASSETS**

|                            |  |                  |
|----------------------------|--|------------------|
| Invested in capital assets |  | 15,307,094       |
| Unrestricted net assets    |  | 4,825,035        |
| Restricted net assets      |  | <u>2,085,612</u> |

**TOTAL NET ASSETS** 22,217,741

**TOTAL LIABILITIES AND NET ASSETS** \$ 23,528,174

See notes to financial statements.

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS-  
PROPRIETARY FUND  
for the year ended December 31, 2008

|                                       |                      |
|---------------------------------------|----------------------|
| <b>OPERATING REVENUE</b>              |                      |
| Tenant revenue                        | \$ 2,161,974         |
| HUD PHA operating grants              | 12,760,254           |
| Fraud recovery income                 | 26,953               |
| Other revenue                         | <u>535,782</u>       |
| <b>TOTAL OPERATING REVENUE</b>        | <u>15,484,963</u>    |
| <b>OPERATING EXPENSES</b>             |                      |
| Administration                        | 2,788,518            |
| Tenant service                        | 103,062              |
| Utilities                             | 996,057              |
| Ordinary maintenance and operations   | 1,983,269            |
| Protective services                   | 74,564               |
| Insurance premiums                    | 159,332              |
| Other general expenses                | 174,875              |
| Housing assistance payments           | 8,053,834            |
| Depreciation expense                  | <u>1,250,899</u>     |
| <b>TOTAL OPERATING EXPENSES</b>       | <u>15,584,410</u>    |
| Operating loss                        | <u>(99,447)</u>      |
| <b>NONOPERATING REVENUE (EXPENSE)</b> |                      |
| Capital fund grant                    | 656,699              |
| Interest revenue                      | 209,590              |
| Interest expense                      | (1,312)              |
| Extraordinary maintenance             | <u>(476,174)</u>     |
| <b>NET NONOPERATING REVENUE</b>       | <u>388,803</u>       |
| <b>CHANGE IN NET ASSETS</b>           | 289,356              |
| Net assets, beginning of year         | <u>21,928,385</u>    |
| Net assets, end of year               | <u>\$ 22,217,741</u> |

See notes to financial statements.

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

STATEMENT OF CASH FLOWS -PROPRIETARY FUND  
for the year ended December 31, 2008

|  |                     |
|--|---------------------|
| <b>OPERATING ACTIVITIES</b>  |                     |
| Cash received from dwelling rent   | \$ 2,164,725        |
| Cash received from HUD grants  | 13,389,221          |
| Interest earned  | 193,309             |
| Other cash received  | 527,786             |
| Cash payments for operating expenses   | (14,630,704)        |
| Interest paid  | <u>(1,312)</u>      |
| Net cash provided by operating activities  | <u>1,643,025</u>    |
| <b>INVESTING ACTIVITIES</b>  |                     |
| Purchase of property and equipment   | (1,168,407)         |
| Proceeds from disposal of property and equipment   | 155,492             |
| Proceeds from notes receivable   | 4,470               |
| Purchase of investments, net   | (2,134,215)         |
| Net additions to tenants' escrow account   | <u>(59,327)</u>     |
| Net cash used by investing activities  | <u>(3,201,987)</u>  |
| <b>FINANCING ACTIVITIES</b>  |                     |
| Payments on short-term borrowings  | <u>(119,847)</u>    |
| Cash provided by financing activities  | <u>(119,847)</u>    |
| Net decrease in cash   | (1,678,809)         |
| <b>OPERATING CASH AND CASH EQUIVALENTS</b>   |                     |
| Beginning of year  | <u>4,280,901</u>    |
| End of year  | <u>\$ 2,602,092</u> |
| <b>OPERATING ACTIVITIES</b>  |                     |
| Change in net assets   | \$ 289,356          |
| Adjustment to reconcile change in net assets to net cash provided by operating activities: |                     |
| Depreciation expense   | 1,250,899           |
| Amortization expense   | 2,649               |
| Gain on sale of property and equipment   | (38,569)            |
| Bad debt expense   | 23,032              |
| Loss on disposal of equipment  | -                   |
| Other changes to property and equipment  |                     |
| (Increase) decrease in:  |                     |
| Tenants' accounts receivable   | (9,796)             |
| Accounts receivable – HUD  | (24,817)            |
| Accounts receivable - miscellaneous  | 971                 |
| Accrued interest receivable  | (16,281)            |
| Prepaid expenses and other assets  | (1,201)             |
| Inventory - materials and supplies   | (350)               |
| Increase (decrease) in:  |                     |
| Accounts payable   | 236,633             |
| Accounts payable - HUD   | (2,915)             |
| Accounts payable - other government  | (11,306)            |
| Tenant security deposits   | 3,062               |
| Deferred revenue   | 9,485               |
| Accrued expenses   | (8,779)             |
| Accrued compensated absences   | 26,738              |
| Accrued wages and payroll taxes  | (13,640)            |
| Other current liabilities  | (3,645)             |
| Other noncurrent liabilities   | <u>(68,501)</u>     |
| Net cash provided by operating activities  | <u>\$ 1,643,025</u> |

See notes to financial statements.

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

NOTES TO FINANCIAL STATEMENTS

**NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

This summary of significant accounting policies of the Housing Authority of Evansville (the “Authority”) is presented to assist in understanding the Authority’s financial statements. The financial statements and notes are representations of the Authority’s management, who is responsible for their integrity and objectivity. These accounting policies conform to accounting principles generally accepted in the United States of America and have been consistently applied in the preparation of the financial statements.

Nature of Operations

The Authority, a nonprofit organization, is organized under the laws of the State of Indiana for the purpose of engaging in the development and administration of low-rent housing programs. The Authority owns and operates 1,074 public housing units and administers 1,906 Section 8 units under an Annual Contributions Contract in Evansville, Indiana.

Reporting Entity

The Authority is a non-profit organization with a Board of Commissioners. The applicable jurisdictions appoint the Board of Commissioners. However, the Authority has complete legislative and administrative authority to control its affairs without requiring approval of the City government and it recruits and employs its personnel staff. The Authority adopts a budget that is approved by the Board of Commissioners. Subsidies for operations are received primarily from HUD. The Authority has substantial legal authority to control its affairs without local government approval; therefore, all operations of the Authority are a separate reporting entity as reflected in this report. The Authority has no other organizational units. The Authority is responsible for its debts and is entitled to surpluses. No separate agency receives a financial benefit nor imposes a financial burden on the Authority. Consequently, in accordance with the criteria set forth in Section 2100 and 2600 of the Governmental Accounting Standards Board Codification, management has concluded that The Housing Authority of the City of Evansville, Indiana is a separate reporting entity.

Basis of Presentation

All of the Authority’s programs are accounted for as one business-type activity for financial reporting purposes. This financial statement presentation provides an indication of the financial performance of the Authority as a whole. Enterprise designations are used to account for activities (a) which are financed with debt that is solely secured by pledge of the net revenues from fees and charges of the activity; (b) which are governed by laws or regulations that require that the activity’s costs of providing services be recovered with fees and charges, rather than taxes or similar revenues; or (c) that the pricing policies of the activity establish fees and charges designated to recover its costs.

THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA  
Evansville, Indiana

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES—Continued**

Basis of Presentation—Continued

In accordance with Governmental Accounting Standards Board (GASB) Statement 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting*, the Authority's proprietary funds follow all GASB pronouncements and those Financial Accounting Standards Board Statements and Interpretations, Accounting Principles Board Opinions, and Accounting Research Bulletins that were issued on or before November 30, 1989, except those that conflict with or contradict a GASB pronouncement.

The Authority's activities include the following programs:

***Low Rent Public Housing Program***

Under the conventional Public Housing Program, the Authority rents units that it owns to low-income households. The conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the Authority to provide the housing at a rent that is based upon 30% of household income. The conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

***Central Office Cost Center***

This program contains all the income and expenses associated with the Authority's centralized functions (e.g. finance, data processing, purchasing, etc.) The establishment of the program was required by HUD regulations relating to asset management.

***Housing Choice Voucher Program***

Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the participant's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease so that a family does not pay more than 40% of its adjusted monthly income towards rent and utilities.

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES—Continued**

***Other Programs***

In addition to the significant programs noted above, the Authority also maintains other programs. Currently, the Authority administers the following smaller programs:

- Business Activities
- HOME Buyers Program
- Youth Build Program
- Resident Opportunity and Supportive Services Program
- Disaster Voucher Program
- Disaster Housing Assistance

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The Authority's financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Under this method, revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of related cash flows.

The Authority distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with the Authority's principal ongoing operations. Principal operating revenues are tenant rents and HUD grants. Operating expenses include administration, maintenance, insurance, depreciation, utilities, housing assistance payments and other general expenses. All revenues and expenses not meeting these definitions are reported as non-operating revenues and expenses.

Revenue Recognition

Tenant rent revenue is recorded as rentals become due. Rental payments received in advance, if any, are deferred until earned.

The Authority has entered into annual contribution contracts with HUD to develop, manage and own public housing projects and to administer the federal Section 8 programs whereby the Authority pays the owner a portion of the rent, a housing assistance payment (HAP), on behalf of the family. Such contributions are reflected as HUD grants in the accompanying financial statements.

Use of Estimates

The preparation of financial statements, in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities (and disclosure of contingent assets and liabilities, if any) at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA  
Evansville, Indiana

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES—Continued**

Cash Equivalents

The Authority considers all short-term investments with an original maturity of three months or less to be cash equivalents. There were no cash equivalents at December 31, 2008.

Allowance for Doubtful Accounts

The Authority uses the allowance for bad debts method of valuing doubtful accounts receivable, which is based on historical experience, coupled with a review of the current status of existing receivables. The balance of the reserve for doubtful accounts is approximately \$24,671 at December 31, 2008, and is deducted against accounts receivable to properly reflect the realizable value.

Investments

All investments are reflected at fair value in accordance with GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*. Investments are restricted by the provisions of the HUD Regulations. Investments consist primarily of bank certificates of deposits with original maturities greater than three months.

Notes and Mortgages Receivable

Notes and mortgages receivable are carried at the principal amount outstanding net of an allowance for doubtful accounts.

Inventories

Inventories, consisting of materials and supplies, are stated at the lower of cost or market, reported on a first-in, first-out basis.

Property and Equipment

Property and equipment are stated at cost. Maintenance and repairs are charged to expense as incurred; renewals or betterments are capitalized. Gain or loss on retirements and disposition of assets is credited or charged to operations, and respective costs and accumulated depreciation are eliminated from the accounts.

Depreciation is provided on the basis of the estimated useful lives of the assets using the straight-line method. The estimated useful lives are 10 - 39 years for building and improvements and 5 - 7 years for dwelling equipment and administrative office furniture and equipment.

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES—Continued**

Net Assets

GASB Statement 34 requires the classification of net assets into three components: 1) invested in capital assets, net of related debt, 2) restricted, and 3) unrestricted. These classifications are defined as follows:

- Invested in capital assets, net of related debt – This component of net assets consists of capital assets, net of accumulated depreciation, costs to be recovered from future revenues, and unamortized debt expense reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- Restricted – This component of net assets consists of constraints placed on net assets used through external constraints imposed by creditors (such as through debt covenants), contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted net assets - This component of net assets consists of net assets that do not meet the definition of “restricted” or “invested in capital assets, net of related debt.”

Budget Approval

The Authority adopts a budget that is approved by the Board of Commissioners.

**NOTE 2—CASH DEPOSITS AND INVESTMENTS**

In March 2003, the GASB issued Statement No. 40 “Deposits and Investment Risk Disclosures,” which is effective for periods beginning after June 15, 2004. Risk disclosures in previous financial statements (under the provisions of GASB Statement No. 3) focused only on custodial credit risk. GASB Statement No. 40 not only addresses custodial credit risk but other common areas of investment risk as well, including interest rate risk, credit risk, concentration of credit risk and foreign currency risk. Additionally, in accordance with Section 401(E) of the HUD/PHA Annual Contributions Contract, it is the policy of the Authority to invest its funds in a manner, which will provide the highest investment return with maximum security while meeting the daily cash flow needs of the Authority, and comply with all federal, State and local statutes or ordinances governing the investment of public funds.

THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA  
Evansville, Indiana

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 2—CASH DEPOSITS AND INVESTMENTS—Continued**

During the year ended December 31, 2008, the Authority held cash and investments with several financial institutions. Investments are primarily certificates of deposits.

**A. Custodial Credit Risk**

Custodial credit risk for deposits and investments is the risk that, in the event of failure by a financial institution, the Authority may not be able to recover the value of its deposits and investments or collateral securities that are in the possession of the financial institution. Statutes authorize the Authority to invest in certificates of deposit, money market funds, United States government securities and repurchase agreements fully collateralized by United States government securities. All cash and investments are insured up to \$250,000 by the Federal Deposit Insurance Corporation (FDIC) or other equivalent insurance company or depository financial institutions. With respect to its cash operating and Housing Choice Voucher accounts, funds are collateralized with U.S. government securities.

**B. Interest Rate Risk**

Interest rate risk is the risk that changes in interest rates of investments will adversely affect the fair value of an investment. The Authority's investment policy limits investments to provide the optimum return on the investment consistent with the cash management program of the Authority.

Investments are made based upon prevailing market conditions at the time of the transaction. The Authority reviews its cash and investment needs in order to maintain adequate liquidity to meet its cash flow needs. Investments will typically be limited to securities maturing in periods of up to one year, or such lesser period that coincides with expected disbursements by the Authority.

**C. Credit Risk**

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Investments are made under the 'prudent investor' standard to ensure that (a) due diligence is exercised in accordance with State law, (b) any negative deviations are reported timely and (c) reasonable action is taken to control any adverse developments.

The Authority's investment policy requires investment in instruments authorized by HUD Notice PIH 95-27.

**D. Concentration of Credit Risk**

The Authority's investment policy requires diversification of the overall portfolio to eliminate the risk of loss resulting from an over-concentration of assets in a specific maturity, a specific issuer and/or a specific class of securities.

**E. Foreign Currency Risk**

Foreign currency risk is the risk that changes in exchange rates will adversely affect fair value of an investment or a deposit. All of the Authority's deposits and investments are denominated in United States currency.

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 2—CASH DEPOSITS AND INVESTMENTS—Continued**

The carrying value of cash and investments owned at December 31, 2008 was \$7,777,510. The bank balance of cash and investments owned at December 31, 2008 was \$7,951,558.

Following is a summary of cash and investments as of December 31, 2008, at cost which approximates fair value:

|             | 2008        | 2008         |
|-------------|-------------|--------------|
|             | Fair Value  | Bank Balance |
| Cash        | \$3,087,191 | \$3,261,239  |
| Investments | \$4,690,319 | \$4,690,319  |

**NOTE 3—NOTES AND MORTGAGES RECEIVABLE**

In June 1999, the Authority loaned \$85,000, from the Housing Choice Voucher program, to a nonprofit organization to allow the organization to purchase a shopping center across the street from one of the Authority's projects. The Authority's goal was to have a retail center developed, providing housing residents with a nearby place to shop.

The nonprofit organization subsequently went bankrupt; however, the former treasurer of that organization periodically makes payments which are being recorded as interest income. The original balance of the note was \$80,000. Management has provided an allowance of \$80,000 at December 31, 2008. However, the note has not been written off because it is secured by the shopping center.

To aid low income families in purchasing homes through the Homebuyers Program, the Authority loans the buyer a down payment on the mortgage and takes a promissory note secured by a subordinated deed of trust upon the real estate. Providing the borrower does not refinance, sell, or transfer the property and is not in default of any other deed of trust on the property, no payments are required and, in fact, the Authority is forgiving a portion of the loan over a period of time (approximately 10 years). The balance on the mortgages receivable as of December 31, 2008 was \$24,772, of which \$6,454 is shown as current in the Statement of Net Assets – Proprietary Fund.

**NOTE 4—PROPERTY AND EQUIPMENT**

The following is the detailed transactions of property and equipment during the year ended December 31, 2008:

|  | Balance at<br>1/1/08 | Additions    | Disposals    | Transfers | Balance at<br>12/31/08 |
|--|----------------------|--------------|--------------|-----------|------------------------|
| Land   | \$ 1,335,642         | \$ -         | \$ -         | \$ -      | \$ 1,335,642           |
| Buildings  | 37,669,376           | 146,235      | (188,400)    | 939,731   | 38,566,942             |
| Furniture, equipment and<br>machinery - dwellings      | 635,044              | 218,209      | (71,790)     | -         | 781,463                |
| Furniture, equipment and<br>machinery - administrative | 1,046,202            | 147,264      | (500)        | -         | 1,192,966              |
| Construction in progress                               | 348,365              | 656,699      | -            | (939,731) | 65,333                 |
|  | \$ 41,034,629        | \$ 1,168,407 | \$ (260,690) | \$ -      | \$ 41,942,346          |

Total depreciation expense for the year ended December 31, 2008 was \$1,250,899.

THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA  
Evansville, Indiana

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 5—FAIR VALUE MEASUREMENTS**

The financial statements reflect the adoption of Statement on Financial Accounting Standards No. 157 (SFAS No. 157), *Fair Value Measurements*. SFAS No. 157 is effective for financial statements issued for fiscal years beginning after November 17, 2007. SFAS No. 157 established a single authoritative definition of fair value, sets a framework for measuring fair value and requires additional disclosures about fair value measurement.

In accordance with SFAS 157, fair value is defined as the price that the Authority would receive upon selling an investment in an orderly transaction to an independent buyer in the principal or most advantageous market of the investment. SFAS 157 established a three-tier hierarchy to maximize the use of observable market data and minimize the use of unobservable inputs, and to establish classification of fair value measurements for disclosure purposes. Inputs refer broadly to the assumptions that market participants would use in pricing the asset or liability, including assumptions about risk. Inputs may be observable or unobservable. Observable inputs are inputs that reflect the assumptions market participants would use in pricing the asset or liability developed based on market data obtained from sources independent of the reporting entity. Unobservable inputs are inputs that reflect the reporting entity's own assumptions about the assumptions market participants would use in pricing the asset or liability developed based on the best information available.

The three-tier hierarchy of inputs is summarized in the three broad levels listed below:

- Level 1 – Quoted prices in active markets for identical assets or liabilities. Level 1 assets and liabilities include debt and equity securities that are traded in an active exchange market.
- Level 2 – Observable inputs other than Level 1 prices such as quoted prices in active markets for similar assets or liabilities; quoted prices for identical or similar assets or liabilities in markets that are not active; or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities. Level 2 assets and liabilities include debt securities with quoted prices that are traded less frequently than exchange-traded instruments as well as debt securities and derivative contracts whose value is determined using a pricing model with inputs that are observable in the market or can be derived principally from or corroborated by observable market data.
- Level 3 – Unobservable inputs that are supported by little or no market activity and are significant to the fair value of assets or liabilities. Level 3 includes assets and liabilities whose value is determined using pricing models, discounted cash flow methodologies, or similar techniques reflecting the Authority's assumptions about the assumptions market participants would use as well as those requiring significant management judgment.

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 5—FAIR VALUE MEASUREMENTS—Continued**

The following table summarizes fair value measurements at December 31, 2008 for financial assets measured at fair value on a recurring basis:

|             | Fair Value  | Level 1 | Level 2     | Level 3 |
|-------------|-------------|---------|-------------|---------|
| Investments | \$4,690,319 | \$ -    | \$4,690,319 | \$ -    |

**NOTE 6—SHORT-TERM BORROWINGS**

At December 31, 2008, the Authority had a short-term notes payable with the Bank of Evansville. The note requires monthly payments of interest only. The note has an interest rate of 3.75% and is secured by the assignment of deposit account. The balance was \$83,062 at December 31, 2008.

**NOTE 7—RETIREMENT PLAN**

The Authority contributes to the Indiana Public Employee’s Retirement Fund (PERF), an agent multiple-employer retirement system that acts as a common investment and administrative agent for units of state and local government in Indiana. PERF was created and is governed by State statutes I.C.S.5-10.2 and 5-10.3. As such, it is PERF’s responsibility to administer the law in accordance with the expressed intent of the Indiana General Assembly. The Plan is qualified under the Internal Revenue Code Section 401(1) and is tax exempt.

PERF is a contributory defined benefit plan which covers substantially all Authority employees. PERF retirement benefits vest after 10 years of service. Effective July 1, 1995, Senate Bill 74 enabled PERF participants to be eligible for early retirement with 100% of the defined benefit pension if certain conditions are met. A participant may retire with full benefits at age 60 with 15 or more years of service, or at age 55 if the participant’s age plus years of service equals 85 or more (Rule of 85). If neither of the above conditions are met, a participant may retire with 100% of the defined pension at age 65 with 10 or more years of service. This annual pension benefit is equal to 1.1% times the average annual salary times the number of years and months of PERF-covered employment. The average annual salary used for calculating the pension benefit is an average of the participant’s highest five years of employment earnings within the 10 years preceding retirement. Participants who retire between the ages of 50 and 65 with 15 or more years of service receive a pension benefit that is reduced by various percentages according to the participant’s age.

PERF participants have two choices regarding their annuity savings account. They may elect to receive the contributions and accumulated earnings in a lump sum at retirement, or they may choose to receive the annuity amount as a monthly supplement to their employer-provided pension described in the paragraph above.

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 7—RETIREMENT PLAN—Continued**

PERF issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to PERF, Harrison Building, Suite 800, 143 West Market Street, Indianapolis, Indiana 46204.

Participants are required to contribute 3% of their annual salaries to an annuity savings account that may be withdrawn at any time with interest should a participant terminate employment. The Authority is required by State Statute to contribute at an actuarially determined rate. The current rate is 4.25% of annual covered payroll. The contribution requirements of PERF participants are determined by State statute. During 2008, the Authority made contributions of approximately \$106,000.

The PERF funding policy provides for actuarially determined periodic contributions at rates that, for individual participants, increase gradually over time so that sufficient assets will be available to pay benefits when due. The rate for the Authority's PERF participant group as a whole has tended to remain level as a percentage of annual covered payroll. The required contributions were determined as part of the July 1, 2005 actuarial valuation using the entry age normal cost method. The asset valuation method is 75% of expected actuarial value plus 25% of market value. The actuarial assumptions included (a) a rate of return on investment of present and future assets of 7.25% per year, compounded annually; (b) projected salary increases based on PERF experience from 1995 to 2000; and (c) assumed annual post retirement benefit increases of 1.00%. PERF uses the level percentage of payroll method to amortize the unfunded liability over a closed 30-year period.

**NOTE 8—COMPENSATED ABSENCES**

Authority employees are granted vacation and sick leave in varying amounts. In the event of termination, an employee is reimbursed for accumulated vacation. Sick leave is not vested and is not paid to an employee upon separation. Vested or accumulated vacation is recorded as an expense and liability as the benefits accrue to employees. Sick leave is recorded as an expense as the employee utilizes it. A liability has been recorded for compensated absences of approximately \$155,777 as of December 31, 2008.

**NOTE 9—INCOME TAXES**

The Authority has qualified with the Internal Revenue Service and the Indiana Department of Revenue as a tax-exempt organization for income tax purposes and, accordingly, there is no provision in the financial statements for federal or state income taxes.

FASB Interpretation No. 48 ("FIN 48"), *Accounting for Uncertainty in Income Taxes*, originally effective for fiscal years beginning after December 15, 2007, was issued to provide recognition and measurement requirements for accounting for uncertain tax positions taken on a tax return for all entities, including pass-through entities such as S corporations and partnerships. FASB Staff Position ("FSP") FIN 48-3 was issued on December 30, 2008, to defer the effective date of FIN 48 until fiscal years beginning after December 15, 2008.

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 9—INCOME TAXES—Continued**

In accordance with FSP FIN 48-3, the Project has elected to defer the application of FIN 48. The Project has implemented a policy to evaluate all local, state, and federal income tax returns for potential uncertain tax positions taken, as defined by FIN 48, in the year in which the tax returns are filed.

**NOTE 10—RISK MANAGEMENT**

The Authority is exposed to various risks of loss from torts, theft of, damages to, or destruction of assets, business interruption, errors or omissions, job related illnesses or injuries to employees, and natural disasters. The Authority has purchased commercial insurance to mitigate its exposure to such losses. The various insurance policies are subject to deductible amounts and maximum coverages. If the deductible and maximums are exceeded, this could cause the Authority to suffer losses if a loss is incurred from any such incidents. The ultimate outcome of such uninsured losses cannot presently be determined, and no provision for any liability that may result, if any, has been made in the financial statements. Settled claims to date have not exceeded coverage levels, and insurance coverage levels, and insurance coverage, by major categories of risk, is consistent with coverage in the prior year.

**NOTE 11—MAJOR FUNDING SOURCE/CONCENTRATION OF RISK**

The Authority is substantially funded by Federal awards. Management does not anticipate any material change in funding.

A portion of the labor costs of the Authority are attributable to employees under a collective bargaining agreement. Consequently, the Authority is subject to this agreement with respect to wages and other labor-related matters.

**NOTE 12—CONTINGENCIES**

The Authority is party to various legal proceedings, which seek damages or injunctive relief generally incidental to its operations and pending projects. The Authority's management is of the opinion that the ultimate disposition of various claims and legal proceedings will not have a material effect, if any, on the financial condition of the Authority.

The Authority has received several federal grants for specific purposes which are subject to review and audit by the grantor agencies. Such audits could lead to requests for reimbursements to grantor agencies for expenditures disallowed under the terms of the grant. Based upon prior experience, management believes such disallowances, if any, will be immaterial.

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 13—RELATED PARTY INFORMATION**

The Authority has transacted certain activity with various entities that are managed by a member of the Board of Commissioners. The Board member does not have any ownership in these entities. The Board member's management company receives a management fee for managing the operations of these entities. These entities (not the Board member) received housing assistance payments of approximately \$755,000 during 2008 through the Authority's Housing Choice Voucher Program. The HUD Indianapolis office has provided the Authority a waiver allowing the Board member to serve in the capacity as a commissioner and continue his role in managing these entities.

**NOTE 14—REISSUED FINANCIAL STATEMENT**

Subsequent to the issuance of the previously issued 2008 financial statements, management determined an error in the liability for accrued compensated absences totaling \$59,257. The effect of the correction of this error was to increase expense and decrease changes in net assets as of and for the year ended December 31, 2008.

THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA  
Evansville, Indiana

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
for the year ended December 31, 2008

| <u>Federal Grantor/Pass-Through Grantor/Program Title</u>                    | <u>Federal<br/>CFDA<br/>Number</u> | <u>Federal<br/>Expenditures</u> |
|--|------------------------------------|---------------------------------|
| U.S. Department of Housing and Urban Development:<br>Low Rent Public Housing | 14.850a                            | \$2,430,260                     |
| Housing Choice Vouchers  | 14.871                             | 8,672,828                       |
| Public Housing Capital Fund Program  | 14.872                             | 1,849,638                       |
| Resident Opportunity and Supportive Services                                 | 14.870                             | 79,440                          |
| Opportunities for Youth Build Program  | 14.243                             | 376,960                         |
| Disaster Housing Program   | 14.DVP                             | 1,752                           |
| Disaster Housing Assistance Grant  | 97.109                             | <u>6,075</u>                    |
|  |                                    | <u>\$13,416,953</u>             |

**Basis of Presentation**

The above schedule of expenditures of federal awards includes the federal grant activity of the Authority and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.



REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE  
AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED  
IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Commissioners  
The Housing Authority of the City of Evansville, Indiana  
Evansville, Indiana 47111

We have audited the financial statements of the Housing Authority of the City of Evansville, Indiana (the "Authority") as of and for the year ended December 31, 2008, and have issued our report thereon dated September 9, 2009. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Housing Authority of the City of Evansville, Indiana's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the City of Evansville, Indiana's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the City of Evansville, Indiana's internal control over financial reporting.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses. However, as discussed below, we identified a deficiency in internal control over financial reporting that we consider to be significant deficiency.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles, such that there is more than a remote likelihood that a misstatement of the Authority's financial statements that is more than inconsequential will not be prevented or detected by the Authority's internal control. We consider the deficiency described in the accompanying schedule of findings and questioned costs to be a significant deficiency in internal control over financial reporting (Finding 08-01-Financial Management Deficiencies).

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Authority's internal control.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. However, we believe the significant deficiency, as referred to above, to be a material weakness.

#### Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the City of Evansville, Indiana's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed an instance of noncompliance or other matter that is required to be reported under *Government Auditing Standards* and which is described in the accompanying Schedule of Findings and Questioned Costs as Item 08-01.

The Housing Authority of the City of Evansville, Indiana's response to the findings identified in our audit is described in the accompanying schedule of findings and questioned costs. We did not audit the Housing Authority of the City of Evansville, Indiana's response and, accordingly, we express no opinion on it.

This report is intended solely for the information and use of the Board, management and grantor agencies and is not intended to be and should not be used by anyone other than these specific parties.

*McCauley, Nicolas & Company, LLC*

McCauley, Nicolas & Company, LLC  
Certified Public Accountants

Jeffersonville, Indiana  
September 9, 2009



REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH  
MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE  
IN ACCORDANCE WITH OMB CIRCULAR A-133

Board of Commissioners  
The Housing Authority of  
the City of Evansville, Indiana  
Evansville, Indiana 47111

Compliance

We have audited the compliance of the Housing Authority of the City of Evansville, Indiana (the "Authority") with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 *Compliance Supplement* that are applicable to each of its major federal programs for the year ended December 31, 2008. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Housing Authority of the City of Evansville, Indiana's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the Housing Authority of the City of Evansville, Indiana's compliance with those requirements.

In our opinion, the Housing Authority of the City of Evansville, Indiana complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended December 31, 2008.

Internal Control Over Compliance

The management of the Housing Authority of the City of Evansville, Indiana is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and

performing our audit, we considered the Housing Authority of the City of Evansville, Indiana's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the City of Evansville, Indiana's internal control over compliance.

Our consideration of internal control over compliance was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses as defined below. However, as discussed below, we identified a deficiency in internal control over compliance that we consider to be a significant deficiency.

A control deficiency in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control. We consider the deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs as item 08-02 (Family Self Sufficiency Escrow Funds) to be a significant deficiency.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control. We do not consider the deficiency described in the accompanying schedule of findings and questioned costs to be a material weakness.

The Housing Authority of the City of Evansville, Indiana's response to the findings identified in our audit is described in the accompanying schedule of findings and questioned costs. We did not audit the Housing Authority of the City of Evansville, Indiana's response and, accordingly, we express no opinion on it.

This report is intended solely for the information and use of the Board, management and grantor agencies and is not intended to be and should not be used by anyone other than these specific parties.

*McCauley, Nicolas & Company, LLC*

McCauley, Nicolas & Company, LLC  
Certified Public Accountants

Jeffersonville, Indiana  
September 9, 2009

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
for the year ended December 31, 2008

**A. SUMMARY OF AUDIT RESULTS**

1. The auditors' report expresses an unqualified opinion on the financial statements of the Housing Authority of the City of Evansville, Indiana.
2. The auditor noted one deficiency relating to the audit of the financial statements that is reported in the Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*. This deficiency is reported as a material weakness.
3. No instance of noncompliance material to the financial statements of the Housing Authority of the City of Evansville, Indiana, which would be required to be reported in accordance with *Government Auditing Standards*, was disclosed during the audit.
4. One significant deficiency in internal control over major federal award programs disclosed during the audit is reported in the Report on Compliance with Requirements Applicable to Each Major Program and on Internal Control over Compliance in Accordance with OMB Circular A-133. The deficiency is not reported as a material weakness.
5. The auditors' report on compliance for the major federal award programs for Housing Authority of the City of Evansville, Indiana expresses an unqualified opinion.
6. Audit findings that are required to be reported in accordance with Section 510(a) of OMB Circular A-133 are reported in this Schedule.
7. The programs tested as major programs included:

| Description                   | Federal<br>CFDA No. |
|-------------------------------|---------------------|
| Low Rent Public Housing       | 14.850a             |
| Housing Choice Vouchers       | 14.871              |
| Opportunities for Youth Build | 14.243              |

8. The threshold for distinguishing Type A and B programs was \$402,508.
9. The Authority was not determined to be a low-risk auditee.

**B. FINDINGS—FINANCIAL STATEMENTS AUDIT**

**Finding 08-01: Financial Management Deficiencies**

**Condition and Cause:** Although improvement was noted during 2008, we continued to identify control weaknesses within the accounting and financial reporting process. We believe these weaknesses continue to limit the effectiveness of the Authority's ability to record and report accurate and timely financial information. We believe and management agrees that a significant hindrance to the accounting control process is the current accounting software which the Authority uses (the Authority will be changing its financial reporting software in late 2009). Some of the deficiencies and conditions noted include, but are not limited, to the following:

- Individual general ledger balances by project were out of balance. The general ledger in total was in balance.

THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA  
Evansville, Indiana

SCHEDULE OF FINDINGS AND QUESTIONED COSTS—Continued  
for the year ended December 31, 2008

**B. FINDINGS—FINANCIAL STATEMENTS AUDIT**

**Finding 08-01: Financial Management Deficiencies**—Continued

- Net asset balances at the beginning of the year did not agree to prior year ending balances. This was primarily within the low-income housing projects.
- Although improvement was noted in the preparation of monthly bank reconciliations, we still noted several other account balances which were not being reconciled to the general ledger on a timely basis.
- Significant adjustments were required to be posted to the general ledger to correct various entry postings and account balances.

**Criteria:** Financial records should be monitored on an on-going basis.

**Recommendation:** Evansville needs to assess its current policies and procedures to ensure that internal controls over key accounting and financial reporting processes are established and followed.

**Management's Response:** Management concurs with the finding. The Authority entered into a contract for new agency software in July 2009. The software will be implemented in December 2009. Concurrently with the installation of the new software, management will reevaluate and reassess its current policies and procedures and update them to ensure proper internal controls over key accounting and financial reporting processes.

**C. FINDINGS—MAJOR FEDERAL AWARD PROGRAMS AUDIT**

There were no questioned costs.

**Finding 08-02 Family Self Sufficiency Escrow Funds**

**Condition and Cause:** The Authority administers a Family Self Sufficiency program for eligible families receiving assistance under the Housing Choice Voucher program. During the audit, we selected and tested a sample of participant files for the calculation of the amount to be credited and transferred to a participating family's FSS escrow account. During our testing, we noted an internally prepared letter dated April 30, 2009, which was found in a participant's file. This letter stated that based upon an internal audit by the Authority, the participant's escrow balance should be zero. The balance in the account prior to this internal audit was approximately \$16,000. Based upon our review and testing of other files, it appeared that other escrow account balances may have also been calculated incorrectly.

**Criteria:** Internal controls should be in place to provide reasonable assurance that participant balances are being calculated correctly.

**Recommendation:** The Authority should review the calculations for each participant's escrow balance to determine that each one is properly calculated.

**Management's Response:** Management concurs with the finding regarding the Family Self Sufficiency Escrow Funds. Management will take appropriate corrective action to ensure accuracy of the calculations.

THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA  
Evansville, Indiana

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS  
for the year ended December 31, 2008

**FINDINGS—FINANCIAL STATEMENTS AUDIT**

**Finding 07-01: Financial Management Deficiencies**

**Condition:** The Housing Authority of the City of Evansville, Indiana operated without a Finance Director for most of 2007. Although a Finance Director was hired in October 2007, accounting personnel did not have proper oversight and supervision during much of the fiscal year. Consequently, numerous adjustments were recorded subsequent to the year-end closing. This lack of overall management of its accounting and financial reporting function during 2007 limited the effectiveness of Evansville's ability to record and report accurate and timely financial information. Some conditions noted include, but are not limited, to the following:

- General ledger total balances were out of balance (debits did not equal credits). Individual general ledgers by projects were also out of balance.
- Monthly reconciliations of various account balances were not performed in a timely manner or at all, including bank statements not being timely reconciled.
- Balances reported as net assets did not agree to prior year ending balances.
- Capital fund activity was not properly recorded, including transfer of assets.

**Recommendation:** The Authority needs to assess its current policies and procedures to ensure that internal controls over key accounting and financial reporting processes are established and adhered to, including the timely reconciling of account balances

**Status:** This finding is also a finding for the year ended December 31, 2008, and has been incorporated in Finding 08-01.



## Independent Accountant's Report on Applying Agreed-Upon Procedure

Board of Commissioners  
The Housing Authority of  
the City of Evansville, Indiana  
Evansville, Indiana 47111

We have performed the procedure described in the second paragraph, which was agreed to by the Housing Authority of the City of Evansville (the Housing Authority) and the U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), solely to assist them in determining whether the electronic submission of certain information agrees with related hard copy documents included within the OMB Circular A-133 reporting package. The Housing Authority is responsible for the accuracy and completeness of the electronic submission. This agreed-upon procedure engagement was conducted in accordance with the attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedure is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose.

We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The results of the performance of our agreed-upon procedure indicate agreement or non-agreement of electronically submitted information and hard copy documents as shown in the attached chart.

We were engaged to perform an audit in accordance with OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, for the Housing Authority as of and for the year ended December 31, 2008, and have issued our reports thereon dated September 9, 2009. The information in the "Hard Copy Documents" column was included within the scope, or was a by-product of that audit. Further, our opinion on the fair presentation of the Housing Authority's Financial Data Schedule (FDS) dated September 9, 2009, was expressed in relation to the basic financial statements of the Housing Authority taken as a whole.

A copy of the financial statement package required by OMB Circular A-133, which includes the auditor's reports, is available in its entirety from the Housing Authority. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

This report is intended solely for the information and use of the Housing Authority and the U.S. Department of Housing and Urban Development, REAC, and is not intended to be and should not be used by anyone other than these specified parties.

*McCauley, Nicolas & Company, LLC*

McCauley, Nicolas & Company, LLC  
Certified Public Accountants

Jeffersonville, Indiana  
December 30, 2009

**Attachment to Independent Accountant's Report  
on Applying Agreed-Upon Procedure**

|           |  |   |        | DOES<br>NOT |
|-----------|--|---|--------|-------------|
|           | UFRS RULE  | HARD COPY   |        |             |
| PROCEDURE | INFORMATION  | DOCUMENT(S)   | AGREES | AGREE       |
| 1         | Balance Sheet and Revenue and Expense (data line items 111 to 11210)                   | Financial Data Schedule, all CFDA's   | X      |             |
| 2         | Footnotes (data element G5000-010)   | Footnotes to audited basic financial statements                                 | X      |             |
| 3         | Type of opinion on FDS (data element G5100-010)  | Auditor's supplemental report on FDS  | X      |             |
| 4         | Audit Findings Narrative (data element G5200-010)                                      | Schedule of Findings and Questioned Costs                                       | X      |             |
| 5         | General information (data element series G2000, G2100, G2200, G9000, G9100)            | OMB Data Collection Form*   | X      |             |
| 6         | Financial statement report information (data element G3000-010 to G3000-050)           | Schedule of Findings and Questioned Costs, Part 1 and OMB Data Collection Form* | X      |             |
| 7         | Federal program report information (data element G4000-020 to G4000-040)               | Schedule of Findings and Questioned Costs, Part 1 and OMB Data Collection Form* | X      |             |
| 8         | Federal agencies required to receive reporting package (data element G4000-050)        | OMB Data Collection Form*   | X      |             |
| 9         | Basic financial statements and auditor reports required to be submitted electronically | Basic financial statements (inclusive of auditor reports)                       | X      |             |

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
 Evansville, Indiana  
 Financial Data Submission Summary  
 Entity Wide Balance Sheet Summary

| Line Item No. and Description                                     | 14.850 Project Total | Business Activities | 14. DVP Disaster Voucher | 14.182 Section 8 New Construction | Youth Build      | 14.871 Housing Choice Vouchers | Home Buyers       | 97.109 Disaster Housing Assistance | 14.870 Resident Opportunity and Supportive Services | Central Office Cost Center | Subtotal             | Eliminations          | Total                |
|---|----------------------|---------------------|--------------------------|-----------------------------------|------------------|--------------------------------|-------------------|------------------------------------|---|----------------------------|----------------------|-----------------------|----------------------|
| <b>ASSETS</b>   |                      |                     |                          |                                   |                  |                                |                   |                                    |   |                            |                      |                       |                      |
| 111 Cash - Unrestricted   | \$ 1,049,143         | \$ 235,340          | \$ -                     | \$ -                              | \$ -             | \$ 518,088                     | \$ 220,675        | \$ -                               | \$ -  | \$ 566,234                 | \$ 2,589,480         | \$ -                  | \$ 2,589,480         |
| 112 Cash - Restricted - Modernization and Development             | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 113 Cash - Other Restricted                                       | -                    | -                   | -                        | -                                 | -                | 343,281                        | 42,892            | -                                  | -   | -                          | 386,173              | -                     | 386,173              |
| 114 Cash - Tenant Security Deposits                               | 111,538              | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | 111,538              | -                     | 111,538              |
| 115 Cash - Restricted for Payment of Current Liabilities          | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 100 Total Cash  | 1,160,681            | 235,340             | -                        | -                                 | -                | 861,369                        | 263,567           | -                                  | -   | 566,234                    | 3,087,191            | -                     | 3,087,191            |
| 121 Accounts Receivable - PHA Projects                            | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 122 Accounts Receivable - HUD Other Projects                      | 267,944              | -                   | -                        | -                                 | 64,301           | 8,895                          | -                 | -                                  | 5,149   | 32,219                     | 378,508              | -                     | 378,508              |
| 124 Accounts Receivable - Other Government                        | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 125 Accounts Receivable - Miscellaneous                           | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 126 Accounts Receivable - Tenants                                 | 29,108               | 923                 | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | 30,031               | -                     | 30,031               |
| 126.1 Allowance for Doubtful Accounts - Tenants                   | (24,671)             | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | (24,671)             | -                     | (24,671)             |
| 126.2 Allowance for Doubtful Accounts - Other                     | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 127 Notes, Loans, & Mortgages Receivable - Current                | -                    | -                   | -                        | -                                 | -                | -                              | 6,454             | -                                  | -   | -                          | 6,454                | -                     | 6,454                |
| 128 Fraud Recovery  | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 128.1 Allowance for Doubtful Accounts - Fraud                     | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 129 Accrued Interest Receivable                                   | 10,380               | -                   | -                        | -                                 | -                | 5,901                          | -                 | -                                  | -   | -                          | 16,281               | -                     | 16,281               |
| 120 Total Receivables, Net of Allowances for Doubtful Accounts    | 282,761              | 923                 | -                        | -                                 | 64,301           | 14,796                         | 6,454             | -                                  | 5,149   | 32,219                     | 406,603              | -                     | 406,603              |
| 131 Investments - Unrestricted                                    | 2,617,319            | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | 2,617,319            | -                     | 2,617,319            |
| 132 Investments - Restricted                                      | -                    | -                   | -                        | -                                 | -                | 2,073,000                      | -                 | -                                  | -   | -                          | 2,073,000            | -                     | 2,073,000            |
| 135 Investments - Restricted for Payment of Current Liability     | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 142 Prepaid Expenses and Other Assets                             | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | 8,299                      | 8,299                | -                     | 8,299                |
| 143 Inventories   | 350                  | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | 10,000                     | 10,350               | -                     | 10,350               |
| 143.1 Allowance for Obsolete Inventories                          | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 144 Inter Program Due From  | 1,229,333            | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | 18,063                     | 1,247,396            | (1,247,396)           | -                    |
| 145 Assets Held for Sale  | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 150 Total Current Assets  | 5,290,444            | 236,263             | -                        | -                                 | 64,301           | 2,949,165                      | 270,021           | -                                  | 5,149   | 634,815                    | 9,450,158            | (1,247,396)           | 8,202,762            |
| 161 Land  | 1,255,242            | 30,400              | -                        | -                                 | -                | -                              | -                 | -                                  | -   | 50,000                     | 1,335,642            | -                     | 1,335,642            |
| 162 Buildings   | 35,774,668           | 1,455,639           | -                        | -                                 | -                | -                              | 220               | -                                  | -   | 1,336,215                  | 38,566,942           | -                     | 38,566,942           |
| 163 Furniture, Equipment & Machinery - Dwellings                  | 773,664              | 7,799               | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | 781,463              | -                     | 781,463              |
| 164 Furniture, Equipment & Machinery - Administration             | 454,134              | -                   | -                        | -                                 | -                | 76,127                         | -                 | -                                  | -   | 662,705                    | 1,192,966            | -                     | 1,192,966            |
| 165 Leasehold Improvements  | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 166 Accumulated Depreciation                                      | (24,800,263)         | (573,894)           | -                        | -                                 | -                | (67,093)                       | -                 | -                                  | -   | (1,194,002)                | (26,635,252)         | -                     | (26,635,252)         |
| 167 Construction in Progress                                      | 65,333               | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | 65,333               | -                     | 65,333               |
| 168 Infrastructure  | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 160 Total Capital Assets, Net of Accumulated Depreciation         | 13,522,978           | 919,944             | -                        | -                                 | -                | 9,034                          | 220               | -                                  | -   | 854,918                    | 15,307,094           | -                     | 15,307,094           |
| 171 Notes, Loans and Mortgages Receivable - Non-Current           | -                    | -                   | -                        | -                                 | -                | -                              | 18,318            | -                                  | -   | -                          | 18,318               | -                     | 18,318               |
| 172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 173 Grants Receivable - Non Current                               | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 174 Other Assets  | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 176 Investments in Joint Ventures                                 | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 180 Total Non-Current Assets                                      | 13,522,978           | 919,944             | -                        | -                                 | -                | 9,034                          | 18,538            | -                                  | -   | 854,918                    | 15,325,412           | -                     | 15,325,412           |
| <b>190 Total Assets</b>   | <b>\$ 18,813,422</b> | <b>\$ 1,156,207</b> | <b>\$ -</b>              | <b>\$ -</b>                       | <b>\$ 64,301</b> | <b>\$ 2,958,199</b>            | <b>\$ 288,559</b> | <b>\$ -</b>                        | <b>\$ 5,149</b>                                     | <b>\$ 1,489,733</b>        | <b>\$ 24,775,570</b> | <b>\$ (1,247,396)</b> | <b>\$ 23,528,174</b> |

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

**Financial Data Submission Summary**  
**Entity Wide Balance Sheet Summary—Continued**

| Line Item No. and Description   | 14.850 Project Total | Business Activities | 14. DVP Disaster Voucher | 14.182 Section 8 New Construction | Youth Build      | 14.871 Housing Choice Vouchers | Home Buyers       | 97.109 Disaster Housing Assistance | 14.870 Resident Opportunity and Supportive Services | Central Office Cost Center | Subtotal             | Eliminations          | Total                |
|---|----------------------|---------------------|--------------------------|-----------------------------------|------------------|--------------------------------|-------------------|------------------------------------|---|----------------------------|----------------------|-----------------------|----------------------|
| 311 Bank Overdraft  | \$ -                 | \$ -                | \$ -                     | \$ -                              | \$ -             | \$ -                           | \$ -              | \$ -                               | \$ -  | \$ -                       | \$ -                 | \$ -                  | \$ -                 |
| 312 Accounts Payable <= 90 Days   | 376,435              | 6,258               | -                        | -                                 | 9,930            | 35,677                         | 1,123             | -                                  | -   | 9,283                      | 438,706              | -                     | 438,706              |
| 313 Accounts Payable >90 Days Past Due  | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 321 Accrued Wage/Payroll Taxes Payable  | 55,701               | -                   | -                        | -                                 | 12,530           | 26,331                         | -                 | -                                  | 3,248   | 13,691                     | 111,501              | -                     | 111,501              |
| 322 Accrued Compensated Absences - Current Portion                              | 65,725               | -                   | -                        | -                                 | -                | 27,424                         | -                 | -                                  | -   | 62,628                     | 155,777              | -                     | 155,777              |
| 324 Accrued Contingency Liability   | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 325 Accrued Interest Payable  | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 331 Accounts Payable - HUD PHA Programs   | 28,186               | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | 977   | -                          | 29,163               | -                     | 29,163               |
| 332 Account Payable - PHA Projects  | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 333 Accounts Payable - Other Government   | 99,694               | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | 99,694               | -                     | 99,694               |
| 341 Tenant Security Deposits  | 100,208              | 4,025               | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | 104,233              | -                     | 104,233              |
| 342 Deferred Revenues   | 9,485                | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | 9,485                | -                     | 9,485                |
| 343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 344 Current Portion of Long-term Debt - Operating Borrowings                    | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 345 Other Current Liabilities   | 4,370                | -                   | -                        | -                                 | 4,372            | -                              | 24,289            | -                                  | 353   | 4,372                      | 37,756               | -                     | 37,756               |
| 346 Accrued Liabilities - Other   | 37,296               | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | 37,296               | -                     | 37,296               |
| 347 Inter Program - Due To  | -                    | 361,067             | -                        | -                                 | 37,469           | 783,448                        | 64,841            | -                                  | 571   | -                          | 1,247,396            | (1,247,396)           | -                    |
| 348 Loan Liability - Current  | -                    | -                   | -                        | -                                 | -                | -                              | 83,062            | -                                  | -   | -                          | 83,062               | -                     | 83,062               |
| 310 Total Current Liabilities   | 777,100              | 371,350             | -                        | -                                 | 64,301           | 872,880                        | 173,315           | -                                  | 5,149   | 89,974                     | 2,354,069            | (1,247,396)           | 1,106,673            |
| 351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue          | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 352 Long-term Debt, Net of Current - Operating Borrowings                       | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 353 Non-current Liabilities - Other   | -                    | -                   | -                        | -                                 | -                | 203,760                        | -                 | -                                  | -   | -                          | 203,760              | -                     | 203,760              |
| 354 Accrued Compensated Absences - Non Current                                  | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 355 Loan Liability - Non Current  | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 356 FASB 5 Liabilities  | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 357 Accrued Pension and OPEB Liabilities  | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 350 Total Non-Current Liabilities   | -                    | -                   | -                        | -                                 | -                | 203,760                        | -                 | -                                  | -   | -                          | 203,760              | -                     | 203,760              |
| <b>300 Total Liabilities</b>  | <b>777,100</b>       | <b>371,350</b>      | <b>-</b>                 | <b>-</b>                          | <b>64,301</b>    | <b>1,076,640</b>               | <b>173,315</b>    | <b>-</b>                           | <b>5,149</b>  | <b>89,974</b>              | <b>2,557,829</b>     | <b>(1,247,396)</b>    | <b>1,310,433</b>     |
| <b>NET ASSETS</b>   |                      |                     |                          |                                   |                  |                                |                   |                                    |   |                            |                      |                       |                      |
| 508.1 Invested In Capital Assets, Net of Related Debt                           | 13,522,978           | 919,944             | -                        | -                                 | -                | 9,034                          | 220               | -                                  | -   | 854,918                    | 15,307,094           | -                     | 15,307,094           |
| 509.2 Fund Balance Reserved   | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 511.2 Unreserved, Designated Fund Balance                                       | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 511.1 Restricted Net Assets   | -                    | -                   | -                        | -                                 | -                | 2,085,612                      | -                 | -                                  | -   | -                          | 2,085,612            | -                     | 2,085,612            |
| 512.1 Unrestricted Net Assets   | 4,513,344            | (135,087)           | -                        | -                                 | -                | (213,087)                      | 115,024           | -                                  | -   | 544,841                    | 4,825,035            | -                     | 4,825,035            |
| 512.2 Unreserved, Undesignated Fund Balance                                     | -                    | -                   | -                        | -                                 | -                | -                              | -                 | -                                  | -   | -                          | -                    | -                     | -                    |
| 513 Total Equity/Net Assets   | 18,036,322           | 784,857             | -                        | -                                 | -                | 1,881,559                      | 115,244           | -                                  | -   | 1,399,759                  | 22,217,741           | -                     | 22,217,741           |
| <b>600 Total Liabilities and Equity/Net Assets</b>                              | <b>\$ 18,813,422</b> | <b>\$ 1,156,207</b> | <b>\$ -</b>              | <b>\$ -</b>                       | <b>\$ 64,301</b> | <b>\$ 2,958,199</b>            | <b>\$ 288,559</b> | <b>\$ -</b>                        | <b>\$ 5,149</b>                                     | <b>\$ 1,489,733</b>        | <b>\$ 24,775,570</b> | <b>\$ (1,247,396)</b> | <b>\$ 23,528,174</b> |

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

Financial Data Submission Summary  
Entity Wide Income Statement Summary

| Line Item No. and Description                           | 14.850<br>Project Total | Business<br>Activities | 14.DVP<br>Disaster<br>Voucher | 14.182<br>Section 8<br>New<br>Construction | 14.243<br>Youth<br>Build | 14.871<br>Housing<br>Choice<br>Vouchers | Home<br>Buyers | 97.109<br>Disaster<br>Housing<br>Assistance | 14.870<br>Resident<br>Opportunity<br>and<br>Supportive<br>Services | Central<br>Office Cost<br>Center | Subtotal          | Eliminations       | Total             |
|---|-------------------------|------------------------|-------------------------------|--|--------------------------|---|----------------|---|--|----------------------------------|-------------------|--------------------|-------------------|
| <b>REVENUE</b>  |                         |                        |                               |  |                          |   |                |   |  |                                  |                   |                    |                   |
| 70300 Net Tenant Rental Revenue                         | \$ 1,941,831            | \$ 59,021              | \$ -                          | \$ -                                       | \$ -                     | \$ -                                    | \$ -           | \$ -  | \$ -   | \$ -                             | \$ 2,000,852      | \$ -               | \$ 2,000,852      |
| 70400 Tenant Revenue - Other                            | 161,122                 | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | 161,122           | -                  | 161,122           |
| 70500 Total Tenant Revenue                              | 2,102,953               | 59,021                 | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | 2,161,974         | -                  | 2,161,974         |
| 70600 HUD PHA Operating Grants                          | 3,623,199               | -                      | 1,752                         | -  | 376,960                  | 8,672,828                               | -              | 6,075                                       | 79,440   | -                                | 12,760,254        | -                  | 12,760,254        |
| 70610 Capital Grants                                    | 656,699                 | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | 656,699           | -                  | 656,699           |
| 70710 Management Fee                                    | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | 954,903                          | 954,903           | (954,903)          | -                 |
| 70720 Asset Management Fee                              | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | 113,750                          | 113,750           | (113,750)          | -                 |
| 70730 Book Keeping Fee                                  | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | 83,866                           | 83,866            | (83,866)           | -                 |
| 70740 Front Line Service Fee                            | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 70750 Other Fees  | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 70700 Total Fee Revenue                                 | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | 1,152,519                        | 1,152,519         | (1,152,519)        | -                 |
| 70800 Other Government Grants                           | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 71100 Investment Income - Unrestricted                  | 155,464                 | -                      | -                             | -  | -                        | 52,860                                  | 1,242          | -   | -  | 24                               | 209,590           | -                  | 209,590           |
| 71200 Mortgage Interest Income                          | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 71300 Proceeds from Disposition of Assets Held for Sale | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 71310 Cost of Sale of Assets                            | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 71400 Fraud Recovery                                    | -                       | -                      | -                             | -  | -                        | 26,953                                  | -              | -   | -  | -                                | 26,953            | -                  | 26,953            |
| 71500 Other Revenue                                     | 189,759                 | 130,777                | -                             | -  | -                        | 153,137                                 | 55,687         | -   | -  | 6,422                            | 535,782           | -                  | 535,782           |
| 71600 Gain or Loss on Sale of Capital Assets            | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 72000 Investment Income - Restricted                    | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| <b>70000 Total Revenue</b>                              | <b>6,728,074</b>        | <b>189,798</b>         | <b>1,752</b>                  | <b>-</b>                                   | <b>376,960</b>           | <b>8,905,778</b>                        | <b>56,929</b>  | <b>6,075</b>                                | <b>79,440</b>  | <b>1,158,965</b>                 | <b>17,503,771</b> | <b>(1,152,519)</b> | <b>16,351,252</b> |
| <b>EXPENSES</b>   |                         |                        |                               |  |                          |   |                |   |  |                                  |                   |                    |                   |
| 91100 Administrative Salaries                           | 413,820                 | 819                    | -                             | -  | 234,464                  | 501,027                                 | -              | -   | -  | 502,830                          | 1,652,960         | -                  | 1,652,960         |
| 91200 Auditing Fees                                     | 57,857                  | -                      | -                             | -  | -                        | 8,262                                   | 1,000          | -   | -  | 8,262                            | 75,381            | -                  | 75,381            |
| 91300 Management Fee                                    | 852,645                 | -                      | -                             | -  | -                        | 102,258                                 | -              | -   | -  | 954,903                          | (954,903)         | -                  | -                 |
| 91310 Book-keeping Fee                                  | 83,866                  | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | 83,866            | (83,866)           | -                 |
| 91400 Advertising and Marketing                         | 525                     | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | 4,071                            | 4,596             | -                  | 4,596             |
| 91500 Employee Benefit contributions - Administrative   | 138,562                 | 29                     | -                             | -  | 17,937                   | 165,897                                 | -              | -   | -  | 132,977                          | 455,402           | -                  | 455,402           |
| 91600 Office Expenses                                   | 140,818                 | 14,994                 | -                             | -  | -                        | 116,393                                 | 11             | -   | -  | 100,638                          | 372,854           | -                  | 372,854           |
| 91700 Legal Expense                                     | 10,091                  | 12                     | -                             | -  | -                        | 450                                     | -              | -   | -  | 34,495                           | 45,048            | -                  | 45,048            |
| 91800 Travel  | 7,815                   | -                      | -                             | -  | -                        | 2,311                                   | -              | -   | -  | 15,754                           | 25,880            | -                  | 25,880            |
| 91810 Allocated Overhead                                | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 91900 Other   | 10,234                  | 1,309                  | -                             | -  | 124,559                  | -                                       | -              | -   | -  | 20,295                           | 156,397           | -                  | 156,397           |
| 91000 Total Operating - Administrative                  | 1,716,233               | 17,163                 | -                             | -  | 376,960                  | 896,598                                 | 1,011          | -   | -  | 819,322                          | 3,827,287         | (1,038,769)        | 2,788,518         |

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

**Financial Data Submission Summary**  
**Entity Wide Income Statement Summary— Continued**

| Line Item No. and Description                                   | 14.850<br>Project Total | Business<br>Activities | 14.DVP<br>Disaster<br>Voucher | 14.182<br>Section 8<br>New<br>Construction | 14.243<br>Youth<br>Build | 14.871<br>Housing<br>Choice<br>Vouchers | Home<br>Buyers | 97.109<br>Disaster<br>Housing<br>Assistance | 14.870<br>Resident<br>Opportunity<br>and<br>Supportive<br>Services | Central<br>Office Cost<br>Center | Subtotal  | Eliminations | Total     |
|---|-------------------------|------------------------|-------------------------------|--|--------------------------|---|----------------|---|--|----------------------------------|-----------|--------------|-----------|
| 92000 Asset Management Fee                                      | 113,750                 | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | 113,750   | (113,750)    | -         |
| 92100 Tenant Services - Salaries                                | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | 53,159   | -                                | 53,159    | -            | 53,159    |
| 92200 Relocation Costs  | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -         | -            | -         |
| 92300 Employee Benefit Contributions - Tenant Services          | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | 15,510   | -                                | 15,510    | -            | 15,510    |
| 92400 Tenant Services - Other                                   | 12,289                  | 11,333                 | -                             | -  | -                        | -                                       | -              | -   | 10,771   | -                                | 34,393    | -            | 34,393    |
| 92500 Total Tenant Services                                     | 12,289                  | 11,333                 | -                             | -  | -                        | -                                       | -              | -   | 79,440   | -                                | 103,062   | -            | 103,062   |
| 93100 Water   | 27,567                  | 355                    | -                             | -  | -                        | -                                       | 29             | -   | -  | 1,098                            | 29,049    | -            | 29,049    |
| 93200 Electricity   | 525,603                 | 1,950                  | -                             | -  | -                        | -                                       | 589            | -   | -  | 27,552                           | 555,694   | -            | 555,694   |
| 93300 Gas   | 332,880                 | 2,951                  | -                             | -  | -                        | -                                       | 314            | -   | -  | 14,835                           | 350,980   | -            | 350,980   |
| 93400 Fuel  | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -         | -            | -         |
| 93500 Labor   | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -         | -            | -         |
| 93600 Sewer   | 60,188                  | 24                     | -                             | -  | -                        | -                                       | 7              | -   | -  | 115                              | 60,334    | -            | 60,334    |
| 93700 Employee Benefit Contributions - Utilities                | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -         | -            | -         |
| 93800 Other Utilities Expense                                   | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -         | -            | -         |
| 93000 Total Utilities   | 946,238                 | 5,280                  | -                             | -  | -                        | -                                       | 939            | -   | -  | 43,600                           | 996,057   | -            | 996,057   |
| 94100 Ordinary Maintenance and Operations - Labor               | 665,400                 | 264                    | -                             | -  | -                        | 2,880                                   | 144            | -   | -  | 57,371                           | 726,059   | -            | 726,059   |
| 94200 Ordinary Maintenance and Operations - Materials and Other | 365,810                 | 6,839                  | -                             | -  | -                        | 4,356                                   | -              | -   | -  | 57,231                           | 434,236   | -            | 434,236   |
| 94300 Ordinary Maintenance and Operations Contracts             | 554,325                 | 30,289                 | -                             | -  | -                        | 13,166                                  | -              | -   | -  | 41,367                           | 639,147   | -            | 639,147   |
| 94500 Employee Benefit Contributions - Ordinary Maintenance     | 168,655                 | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | 15,172                           | 183,827   | -            | 183,827   |
| 94000 Total Maintenance   | 1,754,190               | 37,392                 | -                             | -  | -                        | 20,402                                  | 144            | -   | -  | 171,141                          | 1,983,269 | -            | 1,983,269 |
| 95100 Protective Services - Labor                               | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -         | -            | -         |
| 95200 Protective Services - Other Contract Costs                | 74,564                  | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | 74,564    | -            | 74,564    |
| 95300 Protective Services - Other                               | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -         | -            | -         |
| 95500 Employee Benefit Contributions - Protective Services      | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -         | -            | -         |
| 95000 Total Protective Services                                 | 74,564                  | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | 74,564    | -            | 74,564    |
| 96110 Property Insurance  | 97,279                  | 2,826                  | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | 100,105   | -            | 100,105   |
| 96120 Liability Insurance                                       | 46,867                  | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | 12,360                           | 59,227    | -            | 59,227    |
| 96130 Workmen's Compensation                                    | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -         | -            | -         |
| 96140 All Other Insurance                                       | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -         | -            | -         |
| 96100 Total insurance Premiums                                  | 144,146                 | 2,826                  | -                             | -  | -                        | -                                       | -              | -   | -  | 12,360                           | 159,332   | -            | 159,332   |
| 96200 Other General Expenses                                    | -                       | 7,115                  | -                             | -  | -                        | 532                                     | 7,545          | -   | -  | 7,000                            | 22,192    | -            | 22,192    |
| 96210 Compensated Absences                                      | 6,957                   | -                      | -                             | -  | -                        | 2,817                                   | -              | -   | -  | 12,593                           | 22,367    | -            | 22,367    |
| 96300 Payments in Lieu of Taxes                                 | 99,694                  | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | 99,694    | -            | 99,694    |
| 96400 Bad debt - Tenant Rents                                   | 30,622                  | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | 30,622    | -            | 30,622    |
| 96500 Bad debt - Mortgages                                      | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -         | -            | -         |
| 96600 Bad debt - Other  | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -         | -            | -         |
| 96800 Severance Expense   | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -         | -            | -         |
| 96000 Total Other General Expenses                              | 137,273                 | 7,115                  | -                             | -  | -                        | 3,349                                   | 7,545          | -   | -  | 19,593                           | 174,875   | -            | 174,875   |

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

Financial Data Submission Summary  
Entity Wide Income Statement Summary— Continued

| Line Item No. and Description   | 14.850<br>Project Total | Business<br>Activities | 14.DVP<br>Disaster<br>Voucher | 14.182<br>Section 8<br>New<br>Construction | 14.243<br>Youth<br>Build | 14.871<br>Housing<br>Choice<br>Vouchers | Home<br>Buyers | 97.109<br>Disaster<br>Housing<br>Assistance | 14.870<br>Resident<br>Opportunity<br>and<br>Supportive<br>Services | Central<br>Office Cost<br>Center | Subtotal          | Eliminations       | Total             |
|---|-------------------------|------------------------|-------------------------------|--|--------------------------|---|----------------|---|--|----------------------------------|-------------------|--------------------|-------------------|
| 96710 Interest of Mortgage (or Bonds) Payable                                 | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 96720 Interest on Notes Payable (Short and Long Term)                         | -                       | 1,312                  | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | 1,312             | -                  | 1,312             |
| 96730 Amortization of Bond Issue Costs  | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 96700 Total Interest Expense and Amortization Cost                            | -                       | 1,312                  | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | 1,312             | -                  | 1,312             |
| <b>96900 Total Operating Expenses</b>   | <b>4,898,683</b>        | <b>82,421</b>          | <b>-</b>                      | <b>-</b>                                   | <b>376,960</b>           | <b>920,349</b>                          | <b>9,639</b>   | <b>-</b>                                    | <b>79,440</b>  | <b>1,066,016</b>                 | <b>7,433,508</b>  | <b>(1,152,519)</b> | <b>6,280,989</b>  |
| <b>97000 Excess of Operating Revenue over Operating Expenses</b>              | <b>1,829,391</b>        | <b>107,377</b>         | <b>1,752</b>                  | <b>-</b>                                   | <b>-</b>                 | <b>7,985,429</b>                        | <b>47,290</b>  | <b>6,075</b>                                | <b>-</b>   | <b>92,949</b>                    | <b>10,070,263</b> | <b>-</b>           | <b>10,070,263</b> |
| 97100 Extraordinary Maintenance   | 476,174                 | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | 476,174           | -                  | 476,174           |
| 97200 Casualty Losses - Non-capitalized                                       | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 97300 Housing Assistance Payments   | -                       | -                      | 1,752                         | -  | -                        | 8,047,234                               | -              | 4,848                                       | -  | -                                | 8,053,834         | -                  | 8,053,834         |
| 97350 HAP Portability-In  | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 97400 Depreciation Expense  | 1,108,973               | 63,044                 | -                             | -  | -                        | 11,451                                  | -              | -   | -  | 67,431                           | 1,250,899         | -                  | 1,250,899         |
| 97500 Fraud Losses  | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 97600 Capital Outlays - Governmental Funds                                    | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 97700 Debt Principal Payment - Governmental Funds                             | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 97800 Dwelling Units Rent Expense   | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| <b>90000 Total Expenses</b>   | <b>6,483,830</b>        | <b>145,465</b>         | <b>1,752</b>                  | <b>-</b>                                   | <b>376,960</b>           | <b>8,979,034</b>                        | <b>9,639</b>   | <b>4,848</b>                                | <b>79,440</b>  | <b>1,133,447</b>                 | <b>17,214,415</b> | <b>(1,152,519)</b> | <b>16,061,896</b> |
| 10010 Operating Transfer In   | 942,521                 | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | 942,521           | -                  | 942,521           |
| 10020 Operating transfer Out  | (942,521)               | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | (942,521)         | -                  | (942,521)         |
| 10030 Operating Transfers from/to Primary Government                          | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 10040 Operating Transfers from/to Component Unit                              | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 10050 Proceeds from Notes, Loans and Bonds                                    | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 10060 Proceeds from Property Sales  | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 10070 Extraordinary Items, Net Gain/Loss                                      | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 10080 Special Items (Net Gain/Loss)   | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 10091 Inter Project Excess Cash Transfer In                                   | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 10092 Inter Project Excess Cash Transfer Out                                  | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 10093 Transfers between Program and Project - In                              | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 10094 Transfers between Project and Program - Out                             | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| 10100 Total Other financing Sources (Uses)                                    | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -                 | -                  | -                 |
| <b>10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses</b> | <b>244,244</b>          | <b>44,333</b>          | <b>-</b>                      | <b>-</b>                                   | <b>-</b>                 | <b>(73,256)</b>                         | <b>47,290</b>  | <b>1,227</b>                                | <b>-</b>   | <b>25,518</b>                    | <b>289,356</b>    | <b>-</b>           | <b>289,356</b>    |

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

Financial Data Submission Summary  
Entity Wide Income Statement Summary— Continued

| Line Item No. and Description   | 14.850<br>Project Total | Business<br>Activities | 14.DVP<br>Disaster<br>Voucher | 14.182<br>Section 8<br>New<br>Construction | 14.243<br>Youth<br>Build | 14.871<br>Housing<br>Choice<br>Vouchers | Home<br>Buyers | 97.109<br>Disaster<br>Housing<br>Assistance | 14.870<br>Resident<br>Opportunity<br>and<br>Supportive<br>Services | Central<br>Office Cost<br>Center | Subtotal   | Eliminations | Total      |
|---|-------------------------|------------------------|-------------------------------|--|--------------------------|---|----------------|---|--|----------------------------------|------------|--------------|------------|
| 11020 Required Annual Debt Principal Payments                             | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -          | -            | -          |
| 11030 Beginning Equity  | 17,806,007              | 563,526                | -                             | 31,780                                     | -                        | 1,923,035                               | 231,023        | (1,227)                                     | -  | 1,374,241                        | 21,928,385 | -            | 21,928,385 |
| 11040 Prior Period Adjustments, Equity Transfers and Correction of Errors | (13,929)                | 176,998                | -                             | (31,780)                                   | -                        | 31,780                                  | (163,069)      | -   | -  | -                                | -          | -            | -          |
| 11050 Changes in Compensated Absence Balance                              | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -          | -            | -          |
| 11060 Changes in Contingent Liability Balance                             | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -          | -            | -          |
| 11070 Changes in Unrecognized Pension Transition Liability                | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -          | -            | -          |
| 11080 Changes in Special Term/Severance Benefits Liability                | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -          | -            | -          |
| 11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents         | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -          | -            | -          |
| 11100 Changes in Allowance for Doubtful Accounts - Other                  | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -          | -            | -          |
| 11170 Administrative Fee Equity   | -                       | -                      | -                             | -  | -                        | (204,053)                               | -              | -   | -  | -                                | (204,053)  | -            | (204,053)  |
| 11180 Housing Assistance Payments Equity                                  | -                       | -                      | -                             | -  | -                        | 2,085,612                               | -              | -   | -  | -                                | 2,085,612  | -            | 2,085,612  |
| 11190 Unit Months Available   | 11,340                  | -                      | 19                            | -  | -                        | 22,872                                  | -              | 6   | -  | -                                | 34,237     | -            | 34,237     |
| 11210 Number of Unit Months Leased  | 9,642                   | -                      | 19                            | -  | -                        | 22,583                                  | -              | 6   | -  | -                                | 32,250     | -            | 32,250     |
| 11270 Excess Cash   | 2,445,476               | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | 2,445,476  | -            | 2,445,476  |
| 11610 Land Purchases  | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -          | -            | -          |
| 11620 Building Purchases  | 593,717                 | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | 593,717    | -            | 593,717    |
| 11630 Furniture & Equipment - Dwelling Purchases                          | 21,538                  | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | 21,538     | -            | 21,538     |
| 11640 Furniture & Equipment - Administrative Purchases                    | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -          | -            | -          |
| 11650 Leasehold Improvements Purchases                                    | 41,444                  | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | 41,444     | -            | 41,444     |
| 11660 Infrastructure Purchases  | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -          | -            | -          |
| 13510 CFFP Debt Service Payments  | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -          | -            | -          |
| 13901 Replacement Housing Factor Funds                                    | -                       | -                      | -                             | -  | -                        | -                                       | -              | -   | -  | -                                | -          | -            | -          |

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

**Financial Data Submission Summary**  
**Project Balance Sheet Summary**

| Line Item No. and Description                                     | IN016000002         | IN016000001       | IN016000003         | IN016000067         | IN016001011         | IN016000025         | Project Total        |
|---|---------------------|-------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| <b>ASSETS</b>   |                     |                   |                     |                     |                     |                     |                      |
| 111 Cash - Unrestricted   | \$ 190,889          | \$ 49,119         | \$ 203,608          | \$ 220,552          | \$ 243,878          | \$ 141,097          | \$ 1,049,143         |
| 112 Cash - Restricted - Modernization and Development             | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 113 Cash - Other Restricted                                       | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 114 Cash - Tenant Security Deposits                               | 20,626              | 150               | 28,608              | 24,413              | 21,908              | 15,833              | 111,538              |
| 115 Cash - Restricted for Payment of Current Liabilities          | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 100 Total Cash  | 211,515             | 49,269            | 232,216             | 244,965             | 265,786             | 156,930             | 1,160,681            |
| 121 Accounts Receivable - PHA Projects                            | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 122 Accounts Receivable - HUD Other Projects                      | 4,244               | 17,316            | 10,801              | 126,224             | 5,504               | 103,855             | 267,944              |
| 124 Accounts Receivable - Other Government                        | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 125 Accounts Receivable - Miscellaneous                           | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 126 Accounts Receivable - Tenants                                 | 10,648              | -                 | 8,326               | 3,640               | 4,821               | 1,673               | 29,108               |
| 126.1 Allowance for Doubtful Accounts - Tenants                   | (10,055)            | -                 | (7,123)             | (2,615)             | (3,279)             | (1,599)             | (24,671)             |
| 126.2 Allowance for Doubtful Accounts - Other                     | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 127 Notes, Loans, & Mortgages Receivable - Current                | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 128 Fraud Recovery  | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 128.1 Allowance for Doubtful Accounts - Fraud                     | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 129 Accrued Interest Receivable                                   | 2,076               | -                 | 2,076               | 2,076               | 2,076               | 2,076               | 10,380               |
| 120 Total Receivables, Net of Allowances for Doubtful Accounts    | 6,913               | 17,316            | 14,080              | 129,325             | 9,122               | 106,005             | 282,761              |
| 131 Investments - Unrestricted                                    | 499,594             | -                 | 532,901             | 577,309             | 638,370             | 369,145             | 2,617,319            |
| 132 Investments - Restricted                                      | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 135 Investments - Restricted for Payment of Current Liability     | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 142 Prepaid Expenses and Other Assets                             | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 143 Inventories   | 350                 | -                 | -                   | -                   | -                   | -                   | 350                  |
| 143.1 Allowance for Obsolete Inventories                          | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 144 Inter Program Due From  | 262,768             | -                 | 285,136             | 276,490             | 294,935             | 110,004             | 1,229,333            |
| 145 Assets Held for Sale  | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 150 Total Current Assets  | 981,140             | 66,585            | 1,064,333           | 1,228,089           | 1,208,213           | 742,084             | 5,290,444            |
| 161 Land  | 217,388             | 143,757           | 229,076             | 243,101             | 262,970             | 158,950             | 1,255,242            |
| 162 Buildings   | 5,867,569           | 74                | 6,284,368           | 6,455,242           | 5,734,471           | 11,433,144          | 35,774,868           |
| 163 Furniture, Equipment & Machinery - Dwellings                  | 99,217              | -                 | 120,163             | 228,131             | 204,864             | 121,289             | 773,664              |
| 164 Furniture, Equipment & Machinery - Administration             | 73,164              | -                 | 65,959              | 174,873             | 66,357              | 73,781              | 454,134              |
| 165 Leasehold Improvements  | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 166 Accumulated Depreciation                                      | (4,794,401)         | -                 | (5,182,563)         | (4,870,944)         | (4,773,109)         | (5,179,246)         | (24,800,263)         |
| 167 Construction in Progress                                      | -                   | 17,316            | 7,793               | -                   | -                   | 40,224              | 65,333               |
| 168 Infrastructure  | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 160 Total Capital Assets, Net of Accumulated Depreciation         | 1,462,937           | 161,147           | 1,524,796           | 2,230,403           | 1,495,553           | 6,648,142           | 13,522,978           |
| 171 Notes, Loans and Mortgages Receivable - Non-Current           | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 173 Grants Receivable - Non Current                               | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 174 Other Assets  | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 176 Investments in Joint Ventures                                 | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 180 Total Non-Current Assets                                      | 1,462,937           | 161,147           | 1,524,796           | 2,230,403           | 1,495,553           | 6,648,142           | 13,522,978           |
| <b>190 Total Assets</b>   | <b>\$ 2,444,077</b> | <b>\$ 227,732</b> | <b>\$ 2,589,129</b> | <b>\$ 3,458,492</b> | <b>\$ 2,703,766</b> | <b>\$ 7,390,226</b> | <b>\$ 18,813,422</b> |

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

Financial Data Submission Summary  
Project Balance Sheet Summary— Continued

| Line Item No. and Description   | IN016000002         | IN016000001       | IN016000003         | IN016000067         | IN016001011         | IN016000025         | Project Total        |
|---|---------------------|-------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| <b>LIABILITIES</b>  |                     |                   |                     |                     |                     |                     |                      |
| 311 Bank Overdraft  | \$ -                | \$ -              | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                 |
| 312 Accounts Payable <= 90 Days   | 63,754              |                   | 56,186              | 160,799             | 41,653              | 54,043              | 376,435              |
| 313 Accounts Payable >90 Days Past Due  | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 321 Accrued Wage/Payroll Taxes Payable  | 11,957              | 18                | 11,672              | 12,135              | 10,686              | 9,233               | 55,701               |
| 322 Accrued Compensated Absences - Current Portion                              | 13,259              | -                 | 11,010              | 18,283              | 11,316              | 11,857              | 65,725               |
| 324 Accrued Contingency Liability   | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 325 Accrued Interest Payable  | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 331 Accounts Payable - HUD PHA Programs   | 14,225              | -                 | 13,961              | -                   | -                   | -                   | 28,186               |
| 332 Account Payable - PHA Projects  | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 333 Accounts Payable - Other Government   | 1,244               | -                 | 16,977              | 24,393              | 29,918              | 27,162              | 99,694               |
| 341 Tenant Security Deposits  | 20,626              | 150               | 28,608              | 24,413              | 21,908              | 4,503               | 100,208              |
| 342 Deferred Revenues   | 1,164               | -                 | 3,300               | 985                 | 1,803               | 2,233               | 9,485                |
| 343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 344 Current Portion of Long-term Debt - Operating Borrowings                    | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 345 Other Current Liabilities   | 874                 |                   | 874                 | 874                 | 874                 | 874                 | 4,370                |
| 346 Accrued Liabilities - Other   | 4,372               | 4,372             | 15,436              | 4,372               | 4,372               | 4,372               | 37,296               |
| 347 Inter Program - Due To  | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 348 Loan Liability - Current  | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 310 Total Current Liabilities   | 131,475             | 4,540             | 158,024             | 246,254             | 122,530             | 114,277             | 777,100              |
| 351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue          | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 352 Long-term Debt, Net of Current - Operating Borrowings                       | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 353 Non-current Liabilities - Other   | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 354 Accrued Compensated Absences - Non Current                                  | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 355 Loan Liability - Non Current  | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 356 FASB 5 Liabilities  | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 357 Accrued Pension and OPEB Liabilities  | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 350 Total Non-Current Liabilities   | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| <b>300 Total Liabilities</b>  | <b>131,475</b>      | <b>4,540</b>      | <b>158,024</b>      | <b>246,254</b>      | <b>122,530</b>      | <b>114,277</b>      | <b>777,100</b>       |
| <b>NET ASSETS</b>   |                     |                   |                     |                     |                     |                     |                      |
| 508.1 Invested In Capital Assets, Net of Related Debt                           | 1,462,937           | 161,147           | 1,524,796           | 2,230,403           | 1,495,553           | 6,648,142           | 13,522,978           |
| 509.2 Fund Balance Reserved   | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 511.2 Unreserved, Designated Fund Balance                                       | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 511.1 Restricted Net Assets   | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 512.1 Unrestricted Net Assets   | 849,665             | 62,045            | 906,309             | 981,835             | 1,085,683           | 627,807             | 4,513,344            |
| 512.2 Unreserved, Undesignated Fund Balance                                     | -                   | -                 | -                   | -                   | -                   | -                   | -                    |
| 513 Total Equity/Net Assets   | 2,312,602           | 223,192           | 2,431,105           | 3,212,238           | 2,581,236           | 7,275,949           | 18,036,322           |
| <b>600 Total Liabilities and Equity/Net Assets</b>                              | <b>\$ 2,444,077</b> | <b>\$ 227,732</b> | <b>\$ 2,589,129</b> | <b>\$ 3,458,492</b> | <b>\$ 2,703,766</b> | <b>\$ 7,390,226</b> | <b>\$ 18,813,422</b> |

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

Financial Data Submission Summary  
Project Income Statement Summary

| Line Item No. and Description                           | IN016000002 | IN016000001 | IN016000003 | IN016000067 | IN016001011 | IN016000025 | Total        |
|---|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| <b>REVENUE</b>  |             |             |             |             |             |             |              |
| 70300 Net Tenant Rental Revenue                         | \$ 229,127  | \$ -        | \$ 358,390  | \$ 511,745  | \$ 513,354  | \$ 329,215  | \$ 1,941,831 |
| 70400 Tenant Revenue - Other                            | 81,379      | -           | 44,751      | 17,752      | 6,101       | 11,139      | 161,122      |
| 70500 Total Tenant Revenue                              | 310,506     | -           | 403,141     | 529,497     | 519,455     | 340,354     | 2,102,953    |
| 70600 HUD PHA Operating Grants                          | 860,338     | 496,452     | 718,478     | 523,319     | 491,282     | 533,330     | 3,623,199    |
| 70610 Capital Grants                                    | 1,145       | 17,316      | 123,971     | 197,791     | 105,986     | 210,490     | 656,699      |
| 70710 Management Fee                                    | -           | -           | -           | -           | -           | -           | -            |
| 70720 Asset Management Fee                              | -           | -           | -           | -           | -           | -           | -            |
| 70730 Book Keeping Fee                                  | -           | -           | -           | -           | -           | -           | -            |
| 70740 Front Line Service Fee                            | -           | -           | -           | -           | -           | -           | -            |
| 70750 Other Fees  | -           | -           | -           | -           | -           | -           | -            |
| 70700 Total Fee Revenue                                 | -           | -           | -           | -           | -           | -           | -            |
| 70800 Other Government Grants                           | -           | -           | -           | -           | -           | -           | -            |
| 71100 Investment Income - Unrestricted                  | 31,092      | 4           | 31,092      | 31,092      | 31,092      | 31,092      | 155,464      |
| 71200 Mortgage Interest Income                          | -           | -           | -           | -           | -           | -           | -            |
| 71300 Proceeds from Disposition of Assets Held for Sale | -           | -           | -           | -           | -           | -           | -            |
| 71310 Cost of Sale of Assets                            | -           | -           | -           | -           | -           | -           | -            |
| 71400 Fraud Recovery                                    | -           | -           | -           | -           | -           | -           | -            |
| 71500 Other Revenue                                     | 21,873      | 8,376       | 68,480      | 26,966      | 29,780      | 34,284      | 189,759      |
| 71600 Gain or Loss on Sale of Capital Assets            | -           | -           | -           | -           | -           | -           | -            |
| 72000 Investment Income - Restricted                    | -           | -           | -           | -           | -           | -           | -            |
| 70000 Total Revenue                                     | 1,224,954   | 522,148     | 1,345,162   | 1,308,665   | 1,177,595   | 1,149,550   | 6,728,074    |
| <b>EXPENSES</b>   |             |             |             |             |             |             |              |
| 91100 Administrative Salaries                           | 85,902      | -           | 74,794      | 85,666      | 83,494      | 83,964      | 413,820      |
| 91200 Auditing Fees                                     | 9,933       | 8,262       | 9,915       | 9,916       | 9,916       | 9,915       | 57,857       |
| 91300 Management Fee                                    | 159,062     | 47,156      | 162,438     | 172,413     | 184,152     | 127,424     | 852,645      |
| 91310 Book-keeping Fee                                  | 16,470      | -           | 16,973      | 18,458      | 20,205      | 11,760      | 83,866       |
| 91400 Advertising and Marketing                         | -           | -           | 271         | -           | -           | 254         | 525          |
| 91500 Employee Benefit contributions - Administrative   | 27,584      | -           | 24,062      | 21,522      | 32,666      | 32,728      | 138,562      |
| 91600 Office Expenses                                   | 40,500      | 1           | 31,160      | 21,076      | 25,425      | 22,656      | 140,818      |
| 91700 Legal Expense                                     | 1,573       | 240         | 2,854       | 2,050       | 1,459       | 1,915       | 10,091       |
| 91800 Travel  | 1,738       | -           | 2,102       | 1,780       | 66          | 2,129       | 7,815        |
| 91810 Allocated Overhead                                | -           | -           | -           | -           | -           | -           | -            |
| 91900 Other   | -           | -           | -           | -           | -           | 10,234      | 10,234       |
| 91000 Total Operating - Administrative                  | 342,762     | 55,659      | 324,569     | 332,881     | 357,383     | 302,979     | 1,716,233    |

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

Financial Data Submission Summary  
Project Income Statement Summary— Continued

| Line Item No. and Description                                   | IN016000002 | IN016000001 | IN016000003 | IN016000067 | IN016001011 | IN016000025 | Total     |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-----------|
| 92000 Asset Management Fee                                      | 22,320      | -           | 23,040      | 24,950      | 27,600      | 15,840      | 113,750   |
| 92100 Tenant Services - Salaries                                | -           | -           | -           | -           | -           | -           | -         |
| 92200 Relocation Costs  | -           | -           | -           | -           | -           | -           | -         |
| 92300 Employee Benefit Contributions - Tenant Services          | -           | -           | -           | -           | -           | -           | -         |
| 92400 Tenant Services - Other                                   | 2,065       | -           | 4,298       | 2,981       | 2,912       | 33          | 12,289    |
| 92500 Total Tenant Services                                     | 2,065       | -           | 4,298       | 2,981       | 2,912       | 33          | 12,289    |
| 93100 Water   | 5,028       | -           | 8,338       | 5,401       | 5,671       | 3,129       | 27,567    |
| 93200 Electricity   | 94,146      | 320         | 116,590     | 156,498     | 117,016     | 41,033      | 525,603   |
| 93300 Gas   | 103,031     | -           | 93,830      | 66,839      | 63,456      | 5,724       | 332,880   |
| 93400 Fuel  | -           | -           | -           | -           | -           | -           | -         |
| 93500 Labor   | -           | -           | -           | -           | -           | -           | -         |
| 93600 Sewer   | 14,851      | -           | 19,004      | 11,351      | 10,782      | 4,200       | 60,188    |
| 93700 Employee Benefit Contributions - Utilities                | -           | -           | -           | -           | -           | -           | -         |
| 93800 Other Utilities Expense                                   | -           | -           | -           | -           | -           | -           | -         |
| 93000 Total Utilities   | 217,056     | 320         | 237,762     | 240,089     | 196,925     | 54,086      | 946,238   |
| 94100 Ordinary Maintenance and Operations - Labor               | 147,054     | 46          | 131,402     | 126,389     | 118,864     | 141,645     | 665,400   |
| 94200 Ordinary Maintenance and Operations - Materials and Other | 67,298      | -           | 104,333     | 50,511      | 37,076      | 106,592     | 365,810   |
| 94300 Ordinary Maintenance and Operations Contracts             | 87,389      | 2,600       | 102,811     | 110,150     | 84,404      | 166,971     | 554,325   |
| 94500 Employee Benefit Contributions - Ordinary Maintenance     | 48,672      | 3           | 23,194      | 35,972      | 31,171      | 29,643      | 168,655   |
| 94000 Total Maintenance   | 350,413     | 2,649       | 361,740     | 323,022     | 271,515     | 444,851     | 1,754,190 |
| 95100 Protective Services - Labor                               | -           | -           | -           | -           | -           | -           | -         |
| 95200 Protective Services - Other Contract Costs                | 55,681      | -           | 16,933      | 70          | 1,118       | 762         | 74,564    |
| 95300 Protective Services - Other                               | -           | -           | -           | -           | -           | -           | -         |
| 95500 Employee Benefit Contributions - Protective Services      | -           | -           | -           | -           | -           | -           | -         |
| 95000 Total Protective Services                                 | 55,681      | -           | 16,933      | 70          | 1,118       | 762         | 74,564    |

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

Financial Data Submission Summary  
Project Income Statement Summary— Continued

| Line Item No. and Description                                    | IN016000002      | IN016000001    | IN016000003      | IN016000067      | IN016001011      | IN016000025      | Total            |
|--|------------------|----------------|------------------|------------------|------------------|------------------|------------------|
| 96110 Property Insurance   | 2,183            | -              | 28,484           | 15,648           | 14,812           | 36,152           | 97,279           |
| 96120 Liability Insurance  | 9,529            | -              | 10,680           | 9,415            | 10,410           | 6,833            | 46,867           |
| 96130 Workmen's Compensation                                     | -                | -              | -                | -                | -                | -                | -                |
| 96140 All Other Insurance  | -                | -              | -                | -                | -                | -                | -                |
| <b>96100 Total insurance Premiums</b>                            | <b>11,712</b>    | <b>-</b>       | <b>39,164</b>    | <b>25,063</b>    | <b>25,222</b>    | <b>42,985</b>    | <b>144,146</b>   |
| 96200 Other General Expenses                                     | -                | -              | -                | -                | -                | -                | -                |
| 96210 Compensated Absences                                       | 2,816            | -              | 1,349            | 2,107            | 1,599            | (914)            | 6,957            |
| 96300 Payments in Lieu of Taxes                                  | 1,244            | -              | 16,977           | 24,393           | 29,918           | 27,162           | 99,694           |
| 96400 Bad debt - Tenant Rents                                    | 12,648           | -              | 5,678            | 3,178            | 4,123            | 4,995            | 30,622           |
| 96500 Bad debt - Mortgages                                       | -                | -              | -                | -                | -                | -                | -                |
| 96600 Bad debt - Other   | -                | -              | -                | -                | -                | -                | -                |
| 96800 Severance Expense  | -                | -              | -                | -                | -                | -                | -                |
| <b>96000 Total Other General Expenses</b>                        | <b>16,708</b>    | <b>-</b>       | <b>24,004</b>    | <b>29,678</b>    | <b>35,640</b>    | <b>31,243</b>    | <b>137,273</b>   |
| 96710 Interest of Mortgage (or Bonds) Payable                    | -                | -              | -                | -                | -                | -                | -                |
| 96720 Interest on Notes Payable (Short and Long Term)            | -                | -              | -                | -                | -                | -                | -                |
| 96730 Amortization of Bond Issue Costs                           | -                | -              | -                | -                | -                | -                | -                |
| <b>96700 Total Interest Expense and Amortization Cost</b>        | <b>-</b>         | <b>-</b>       | <b>-</b>         | <b>-</b>         | <b>-</b>         | <b>-</b>         | <b>-</b>         |
| <b>96900 Total Operating Expenses</b>                            | <b>1,018,717</b> | <b>58,628</b>  | <b>1,031,510</b> | <b>978,734</b>   | <b>918,315</b>   | <b>892,779</b>   | <b>4,898,683</b> |
| <b>97000 Excess of Operating Revenue over Operating Expenses</b> | <b>206,237</b>   | <b>463,520</b> | <b>313,652</b>   | <b>329,931</b>   | <b>259,280</b>   | <b>256,771</b>   | <b>1,829,391</b> |
| 97100 Extraordinary Maintenance                                  | -                | 476,174        | -                | -                | -                | -                | 476,174          |
| 97200 Casualty Losses - Non-capitalized                          | -                | -              | -                | -                | -                | -                | -                |
| 97300 Housing Assistance Payments                                | -                | -              | -                | -                | -                | -                | -                |
| 97350 HAP Portability-In   | -                | -              | -                | -                | -                | -                | -                |
| 97400 Depreciation Expense                                       | 174,308          | -              | 191,319          | 189,768          | 124,145          | 429,433          | 1,108,973        |
| 97500 Fraud Losses   | -                | -              | -                | -                | -                | -                | -                |
| 97600 Capital Outlays - Governmental Funds                       | -                | -              | -                | -                | -                | -                | -                |
| 97700 Debt Principal Payment - Governmental Funds                | -                | -              | -                | -                | -                | -                | -                |
| 97800 Dwelling Units Rent Expense                                | -                | -              | -                | -                | -                | -                | -                |
| <b>90000 Total Expenses</b>                                      | <b>1,193,025</b> | <b>534,802</b> | <b>1,222,829</b> | <b>1,168,502</b> | <b>1,042,460</b> | <b>1,322,212</b> | <b>6,483,830</b> |

**THE HOUSING AUTHORITY OF THE CITY OF EVANSVILLE, INDIANA**  
Evansville, Indiana

Financial Data Submission Summary  
Project Income Statement Summary—Continued

| Line Item No. and Description   | IN016000002   | IN016000001     | IN016000003    | IN016000067    | IN016001011    | IN016000025      | Total          |
|---|---------------|-----------------|----------------|----------------|----------------|------------------|----------------|
| 10010 Operating Transfer In   | 177,729       | 246,302         | 141,340        | 87,608         | 62,081         | 227,461          | 942,521        |
| 10020 Operating transfer Out  | (177,729)     | (246,302)       | (141,340)      | (87,608)       | (62,081)       | (227,461)        | (942,521)      |
| 10030 Operating Transfers from/to Primary Government                          | -             | -               | -              | -              | -              | -                | -              |
| 10040 Operating Transfers from/to Component Unit                              | -             | -               | -              | -              | -              | -                | -              |
| 10050 Proceeds from Notes, Loans and Bonds                                    | -             | -               | -              | -              | -              | -                | -              |
| 10060 Proceeds from Property Sales  | -             | -               | -              | -              | -              | -                | -              |
| 10070 Extraordinary Items, Net Gain/Loss                                      | -             | -               | -              | -              | -              | -                | -              |
| 10080 Special Items (Net Gain/Loss)   | -             | -               | -              | -              | -              | -                | -              |
| 10091 Inter Project Excess Cash Transfer In                                   | -             | -               | -              | -              | -              | -                | -              |
| 10092 Inter Project Excess Cash Transfer Out                                  | -             | -               | -              | -              | -              | -                | -              |
| 10093 Transfers between Program and Project - In                              | -             | -               | -              | -              | -              | -                | -              |
| 10094 Transfers between Project and Program - Out                             | -             | -               | -              | -              | -              | -                | -              |
| 10100 Total Other financing Sources (Uses)                                    | -             | -               | -              | -              | -              | -                | -              |
| <b>10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses</b> | <b>31,929</b> | <b>(12,654)</b> | <b>122,333</b> | <b>140,163</b> | <b>135,135</b> | <b>(172,662)</b> | <b>244,244</b> |
| 11020 Required Annual Debt Principal Payments                                 | -             | -               | -              | -              | -              | -                | -              |
| 11030 Beginning Equity  | 2,280,673     | 235,846         | 2,308,772      | 3,072,075      | 2,446,101      | 7,462,540        | 17,806,007     |
| 11040 Prior Period Adjustments, Equity Transfers and Correction of Errors     | -             | -               | -              | -              | -              | (13,929)         | (13,929)       |
| 11050 Changes in Compensated Absence Balance                                  | -             | -               | -              | -              | -              | -                | -              |
| 11060 Changes in Contingent Liability Balance                                 | -             | -               | -              | -              | -              | -                | -              |
| 11070 Changes in Unrecognized Pension Transition Liability                    | -             | -               | -              | -              | -              | -                | -              |
| 11080 Changes in Special Term/Severance Benefits Liability                    | -             | -               | -              | -              | -              | -                | -              |
| 11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents             | -             | -               | -              | -              | -              | -                | -              |
| 11100 Changes in Allowance for Doubtful Accounts - Other                      | -             | -               | -              | -              | -              | -                | -              |
| 11170 Administrative Fee Equity   | -             | -               | -              | -              | -              | -                | -              |
| 11180 Housing Assistance Payments Equity                                      | -             | -               | -              | -              | -              | -                | -              |
| 11190 Unit Months Available   | 2,196         | -               | 2,304          | 2,496          | 2,760          | 1,584            | 11,340         |
| 11210 Number of Unit Months Leased  | 1,717         | -               | 1,942          | 2,300          | 2,660          | 1,023            | 9,642          |
| 11270 Excess Cash   | 849,315       | 62,045          | 906,309        | -              | -              | 627,807          | 2,445,476      |
| 11610 Land Purchases  | -             | -               | -              | -              | -              | -                | -              |
| 11620 Building Purchases  | -             | 17,316          | 83,386         | 189,953        | 101,684        | 201,378          | 593,717        |
| 11630 Furniture & Equipment - Dwelling Purchases                              | 1,145         | -               | 4,303          | 4,303          | 4,302          | 7,485            | 21,538         |
| 11640 Furniture & Equipment - Administrative Purchases                        | -             | -               | -              | -              | -              | -                | -              |
| 11650 Leasehold Improvements Purchases  | -             | -               | 36,282         | 3,535          | -              | 1,627            | 41,444         |
| 11660 Infrastructure Purchases  | -             | -               | -              | -              | -              | -                | -              |
| 13510 CFFP Debt Service Payments  | -             | -               | -              | -              | -              | -                | -              |
| 13901 Replacement Housing Factor Funds  | -             | -               | -              | -              | -              | -                | -              |